

2002 0199
IGSL

CITY OF AGOURA HILLS

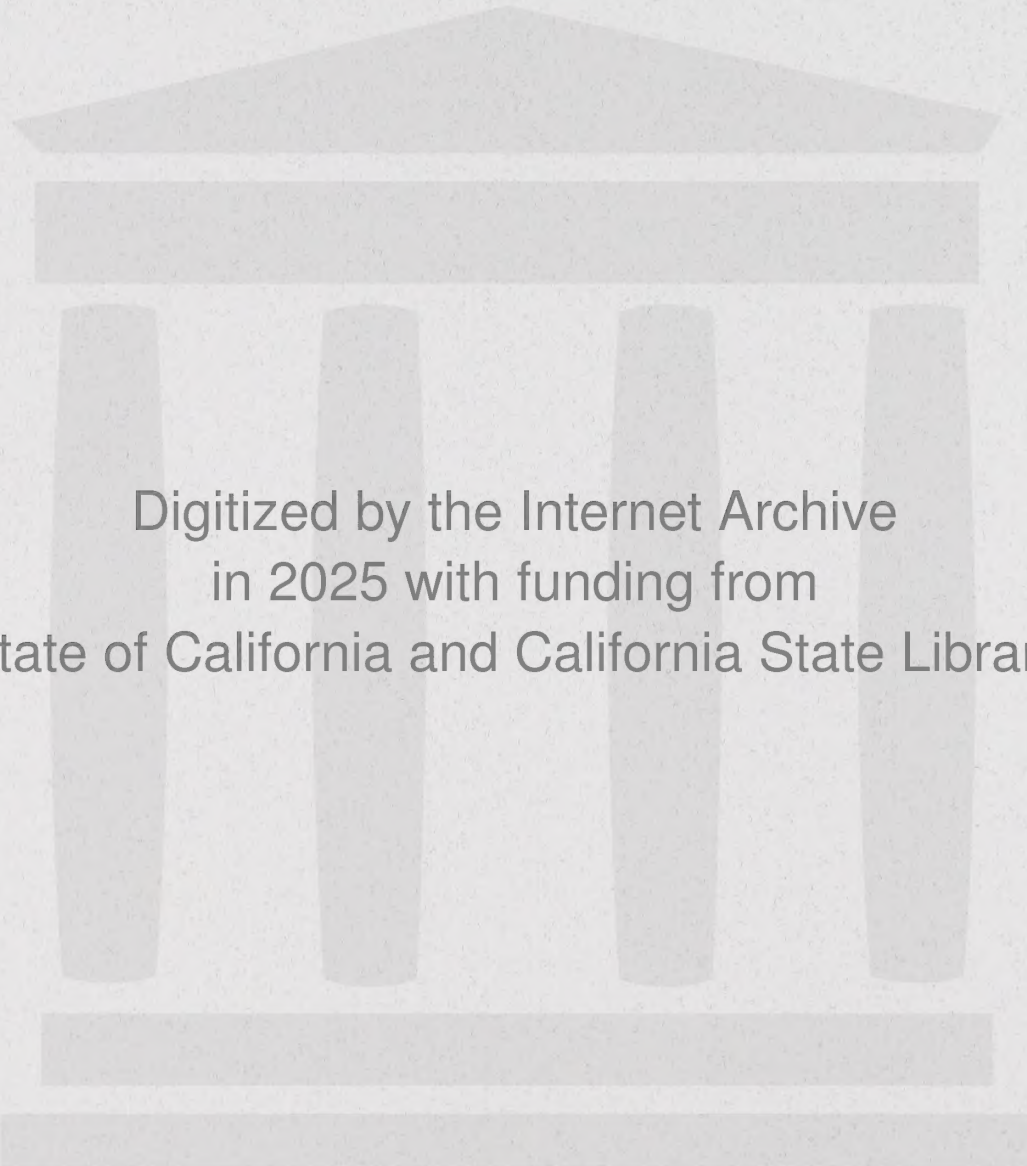


2000-2005 HOUSING ELEMENT
JULY 2001

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

APR 16 2002

UNIVERSITY OF CALIFORNIA



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C101694388>

**CITY OF AGOURA HILLS
HOUSING ELEMENT 2000-2005**

**Adopted by the City Council
June 13, 2001**

Resolution No. 01-1195

**Certified by the State of California
Department of Housing and Community Development
October 11, 2001**

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

APR 18 2002

UNIVERSITY OF CALIFORNIA

**Cotton/Bridges/Associates
747 East Green Street, Suite 300
Pasadena, California 91101**

RESOLUTION NO. 01-1195

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF AGOURA HILLS APPROVING A GENERAL PLAN
AMENDMENT TO INCORPORATE THE 2000-2005 HOUSING ELEMENT
INTO THE GENERAL PLAN OF THE CITY OF AGOURA HILLS AND
ADOPTING THE ADDENDUM TO THE GENERAL PLAN E.I.R. PURSUANT
TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES HEREBY
FIND, ORDER, AND RESOLVE AS FOLLOWS:

Section 1. Pursuant to the requirements of Government Code Section 65588(a), the City Council of the City of Agoura Hills has reviewed the Housing Element of the General Plan of the City and has determined that it is appropriate to revise that Element to reflect the results of this review.

Section 2. The City prepared a draft Housing Element and submitted it to the state Department of Housing and Community Development (HCD) for review on January 21, 2001. Pursuant to Government Code Section 65585(b) HCD commented on the draft in the form of a letter dated March 28, 2001.

Section 3. Pursuant to Government Code Section 65352, copies of the draft 2000-2005 Housing Element and/or notification of its availability for review have been provided to the cities of Thousand Oaks, Calabasas, and Westlake Village, the Counties of Los Angeles, and Ventura, the Los Angeles County Local Agency Formation Commission, the Las Virgenes Municipal Water District, the Las Virgenes Unified School District, the Old Agoura Homeowners Association, the Las Virgenes Library, the City of Agoura Hills Recreation Center, Agoura Las Virgenes Chamber of Commerce, Oakridge Apartments, and the Agoura Hills Post Office.

Section 4. Pursuant to provisions of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Local CEQA Guidelines, the City prepared an Addendum to the Final Certified 1993 General Plan EIR finding that adoption of the 2000-2005 City of Agoura Hills Housing Element would not result any significant environmental effects beyond what was analyzed in the General Plan EIR.

Section 5. A duly noticed public hearing before the Planning Commission to consider the proposed EIR Addendum and the proposed 2000-2005 City of Agoura Hills Housing Element was held on April 19 and May 3, 2001 at which time public comments on the EIR Addendum and the proposed 2000-2005 City of Agoura Hills Housing Element were

received by the Commission. At the conclusion of public hearing, the Planning Commission adopted Resolution No. 654 which recommended that the City Council approve a General Plan amendment to incorporate the proposed 2000-2005 Housing Element into the City's General Plan.

Section 6. A duly noticed public hearing before the City Council to consider the proposed EIR Addendum and the proposed 2000-2005 City of Agoura Hills Housing Element was held on June 13, 2001.

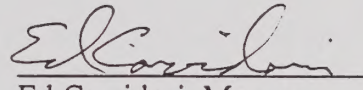
Section 7. Based upon the facts contained in this Resolution, those contained in the staff reports and other components of the legislative record, those contained in the proposed EIR Addendum and the proposed 2000-2005 City of Agoura Hills Housing Element, and the public comments received by the City Council of the City of Agoura Hills, the Council hereby finds as follows:

- (a) The City Council has considered the proposed EIR Addendum, the public comments upon it, and the other evidence before the Council and finds that there is no substantial evidence that the adoption of the proposed 2000-2005 City of Agoura Hills Housing Element will have a significant effect on the environment.
- (b) City staff, Planning Commission, and City Council have reviewed the comments contained in HCD's comment letter of March 28, 2001.
- (c) The City Council has reviewed the staff's responses to the HCD comments and hereby incorporates those responses into the draft 2000-2005 City of Agoura Hills Housing Element.
- (d) The proposed 2000-2005 City of Agoura Hills Housing Element is consistent with the other elements of the General Plan because the proposed Housing Element uses the land use designations of the Land Use Element and those designations in turn are reflective of, and consistent with, the policies and provisions of the remaining elements of the General Plan.
- (e) The housing goals, objectives, and policies stated in the proposed 2000-2005 City of Agoura Hills Housing Element are appropriate for the City and will contribute to the attainment of the state housing goals.
- (f) The adoption of the proposed 2000-2005 City of Agoura Hills Housing Element will aid the City's efforts to assist in the development of housing for all members of the community.
- (g) The City Council considered the Planning Commission's recommendation in their Resolution No. 654 regarding the 2000-2005 Housing Element.
- (h) For the foregoing reasons, the adoption of the 2000-2005 City of Agoura Hills Housing Element is in the public interest.

Section 8. The City Council of the City of Agoura Hills hereby adopts the proposed Addendum to the General Plan EIR and approves a General Plan Amendment incorporating the 2000-2005 City of Agoura Hills Housing Element into the City's General Plan

PASSED, APPROVED, AND ADOPTED this 13th day of June 2001, by the following vote to wit:

AYES: Corridori, Weber, Kuperberg, Reinhardt, and Rishoff
NOES: None
ABSTAIN: None
ABSENT: None


Ed Corridori, Mayor

ATTEST:

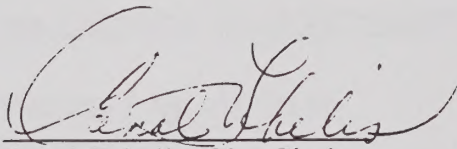

Carol Tubelis, City Clerk

TABLE OF CONTENTS
AGOURA HILLS HOUSING ELEMENT

Section	Page
INTRODUCTION	1
HOUSING NEEDS	9
Housing Overpayment	9
Housing Conditions	10
Special Housing Needs	11
Regional Housing Growth Needs	15
POPULATION AND EMPLOYMENT TRENDS	17
Population	17
Employment	19
HOUSING STOCK CHARACTERISTICS	20
Housing Type and Tenure	20
Housing Costs	22
Preservation of Assisted Housing	27
GOVERNMENTAL CONSTRAINTS	28
Land Use Controls	28
Building Code	31
Site Improvements	31
Development Fees	32
Processing and Permit Procedures	34
Additional Governmental Constraints	34
MARKET CONSTRAINTS	39
Availability of Financing	39
Price of Land	43
Cost of Construction	44
Contractual Constraints	44

TABLE OF CONTENTS
(Continued)

Section	Page
ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS	45
Hillsides/Slopes	45
Noise	45
Lack of Sewer Availability	47
HOUSING RESOURCES	48
Availability of Sites for Housing	48
Financial Resources	54
Opportunities for Energy Conservation	59
EVALUATION OF ACCOMPLISHMENTS	61
GOALS AND POLICIES	65
HOUSING PROGRAMS	68
Conserve and Improve Housing	68
Affordable Housing	70
Adequate Housing Sites	74
Remove Governmental Constraints	75
Promoting Equal Housing Opportunities	76
APPENDIX	
A. Glossary	
B. In-Lieu Fee Ordinance	
C. Service Providers	
D. State Certified Letter	

LIST OF TABLES

Table	Page
H-1 Summary of Housing Needs	7
H-2 Overpaying Households - 1990	9
H-3 Disability Status of Non-Institutionalized Persons	13
H-4 Share of Regional Housing Needs - 2000-2005	16
H-5 Population Growth Trends - 1990-1999	17
H-6 Housing Stock Composition - 1990 to 1999	21
H-7 Single Family Home Sales Prices	23
H-8 Condominium/Townhome Sales Prices	23
H-9 Summary of Rental Costs	25
H-10 Maximum Affordable Rent and For-Sale Housing Costs	26
H-11 Residential Land Use Controls	29
H-12 Development Fees for Residential Projects	33
H-13 Limitations and Open Space Requirements	40
H-14 Disposition of Conventional Loans	40
H-15 Primary Mortgage Lenders	41
H-16 Financing Components and Sources of Financing	41
H-17 Land Costs	43
H-18 Regional Housing Needs Assessment (RHNA)	48
H-19 Potential Residential Development Summary 2000-2005	49

H-20 Public and Private Resources Available
for Housing and Community Development 56

H-21 Housing Program Summary 76

LIST OF FIGURES

Figure		Page
H-1	Regional Setting	2
H-2	Local Setting	3
H-3	Age of Housing Stock - 1990	11
H-4	Overcrowded Households by Tenure - 1990	14
H-5	Population Growth Trends 1984-1999	18
H-6	Age Distribution by Householder - 1990	19
H-7	Tenure by Units in Structure - 1990	22
H-8	Median Housing Sales Prices - March 1999	24
H-9	Constraints to Residential Development	44
H-10	Housing Opportunity Areas	48

INTRODUCTION

Agoura Hills Housing Element 2000-2005



INTRODUCTION

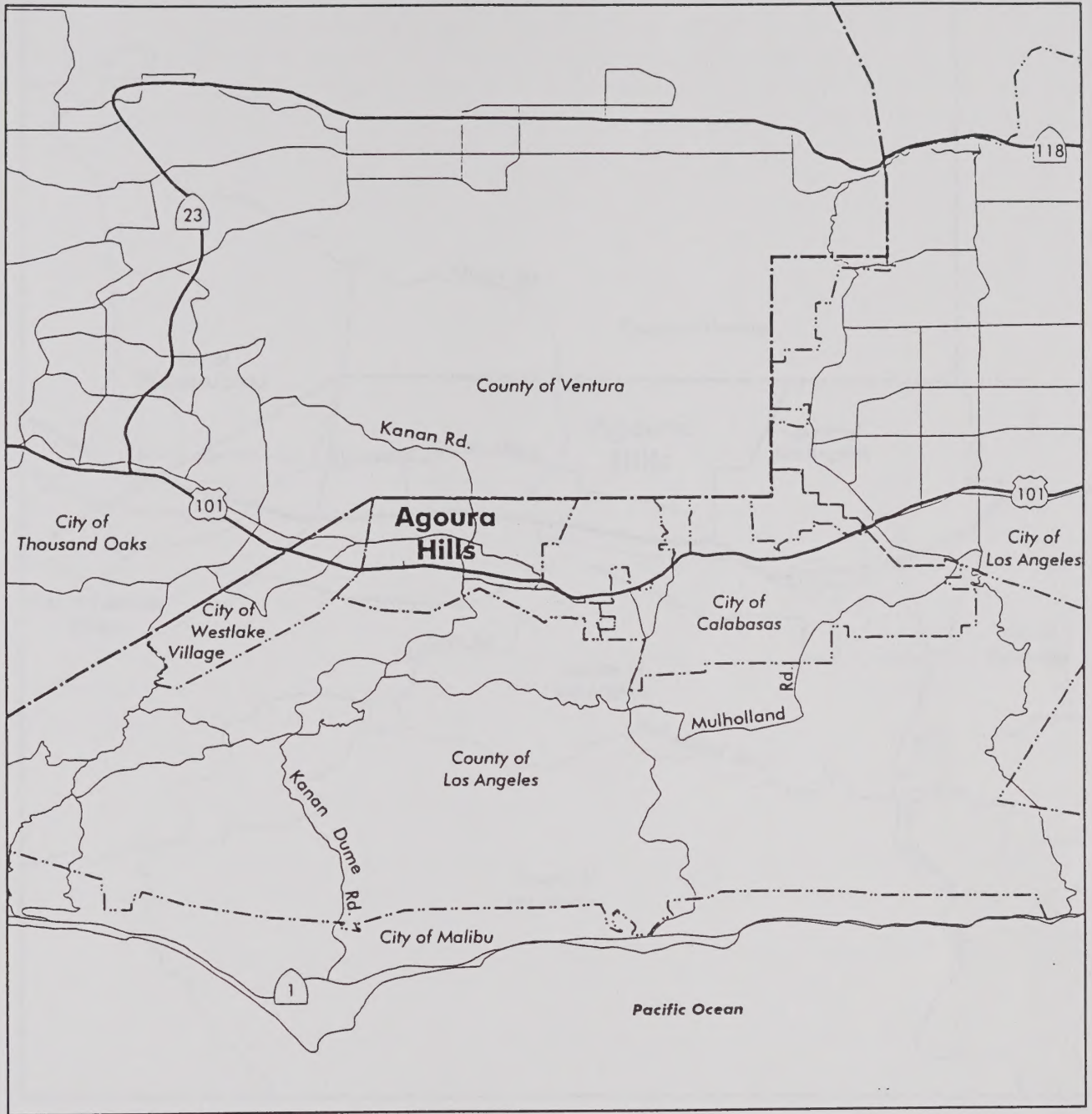
1. Community Context

The City of Agoura Hills, incorporated in 1982, is located at the far western section of Los Angeles County and is characterized by a rural setting within an urban environment. The residential neighborhoods are viewed as one of the most desirable features of the City, and preservation and enhancement of the community's semi-rural residential character remains a primary goal of the 2000-2005 Housing Element. Although the City grew rapidly in the 1980s, it has experienced only slight population growth (7.5 percent) since 1990, compared to the neighboring community of Westlake Village (14 percent), and Los Angeles County as a whole (10 percent). Figure H-1 and Figure H-2 show the regional location and local setting of Agoura Hills.

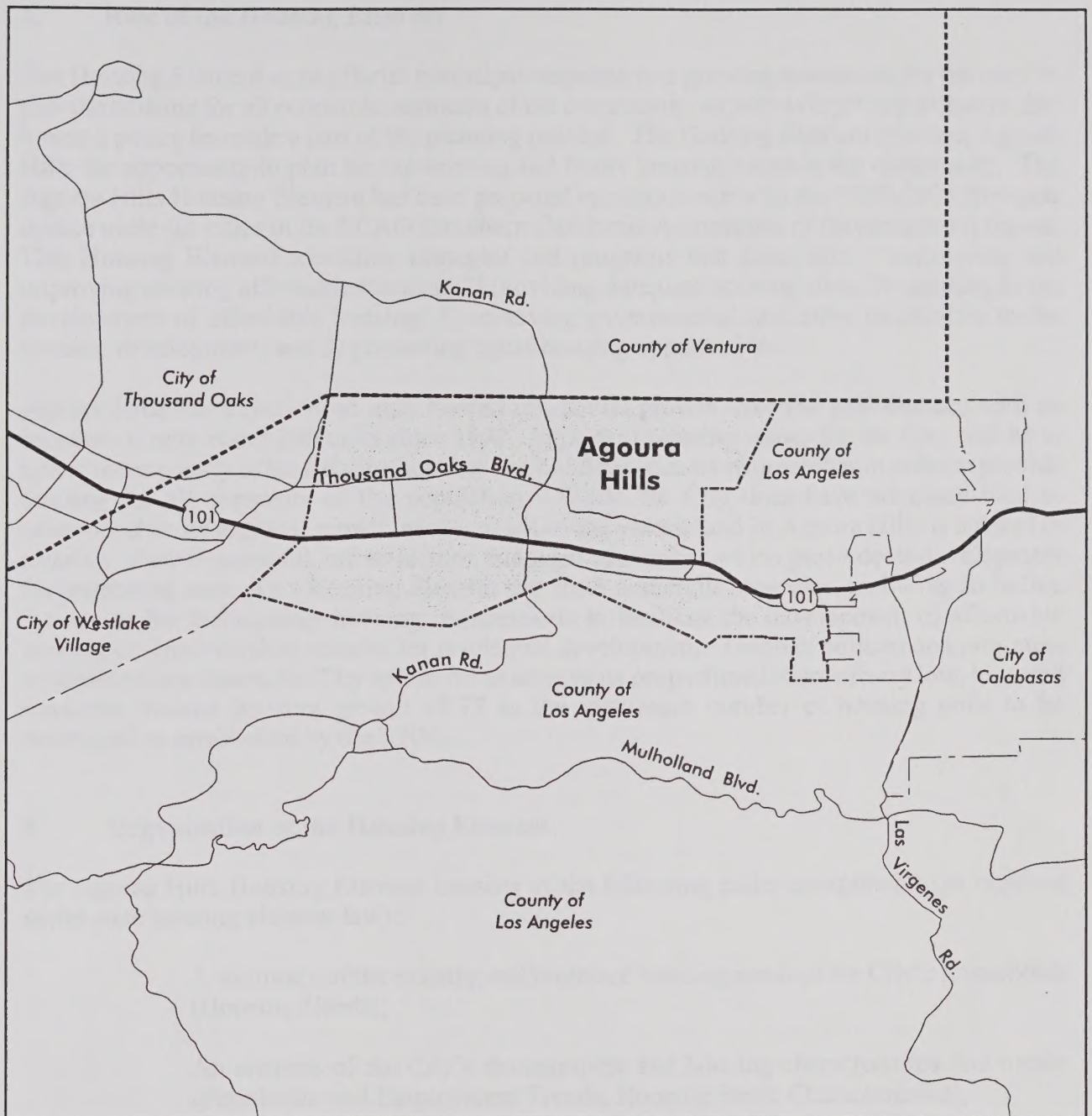
Basic land use patterns are well established in Agoura Hills. Residential neighborhoods are almost fully developed, with additional growth limited to infill development. "Old Agoura" allows for a unique rural oriented lifestyle, with a mix of old and new houses on large lots, and some additional infill opportunities. The recently adopted Agoura Village Overlay District establishes Agoura Road as a pedestrian-oriented district and includes opportunities for development of retail, entertainment and residential uses. The Ladyface Mountain Specific Plan includes a site with potential for development with senior housing. And the City's second unit policy allows for addition of second units on most of the City's residential parcels. The General Plan includes policies which support the enhancement and maintenance of current residential uses in the City, and provides opportunities for multi-family infill.

The predominant housing type in the City is detached single-family homes, which represent about three-quarters of the City's stock. About one-third of the City's housing is reaching 30 years of age, indicating that preventative maintenance will be essential in the future to address deterioration of these aging units. In 1998, the City conducted a housing conditions survey which indicated that in Old Agoura and some of the City's other older neighborhoods, there were signs of need for housing rehabilitation, including the need for new roofs, paint and landscaping. As a result of this needs assessment, the City established a City-wide housing rehabilitation program for very-low and low-income households.

The 1990 Census recorded a median household income of approximately \$71,000, with about half of the households earning \$75,000 or more. Thus, Agoura Hills is predominately an upper income community. The average price of a single-family home in Agoura Hills is around \$450,000, well above levels affordable to low and moderate income households. The City has in place an inclusionary housing program to integrate affordable units within market rate developments, or to allow payment of an in lieu fee to support in production of affordable housing. The City has also adopted a Redevelopment Project Area which generates funds for affordable housing activities. The Housing Element sets forth a variety of programs to offer a range of housing opportunities for all economic segments of the community.



Source: SANDAG, 1998



-  City of Agoura Hills
-  County Boundary

2. Role of the Housing Element

The Housing Element is an official municipal response to a growing awareness for the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made a part of the planning process. The Housing Element provides Agoura Hills the opportunity to plan for the existing and future housing needs in the community. The Agoura Hills Housing Element has been prepared in compliance with the 2000-2005 five-year update cycle for cities in the SCAG (Southern California Association of Governments) region. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to the housing development; and 5) promoting equal housing opportunities.

Agoura Hills has experienced only limited residential growth over the past decade, with an increase of only about 200 units since 1989. Important housing issues for the City will be to preserve the quality of the existing housing stock and enhance its affordability in order to provide housing for all segments of the population. While the City does have adequate land to accommodate its regional growth needs, much of the vacant land in Agoura Hills is subject to a variety of environmental, infrastructure, and legal constraints which preclude its development for residential uses. This Housing Element sets forth numerous programs, including an in-lieu fee option for inclusionary housing requirements to facilitate the development of affordable housing on land which is suitable for residential development. Through policies and programs to address these issues, the City will strive to achieve its proportional share of very low, low, and moderate income housing growth of 77 as the maximum number of housing units to be developed as established by the RHNA.

3. Organization of the Housing Element

The Agoura Hills Housing Element consists of the following major components (as required under state housing element law):

- A summary of the existing and projected housing needs of the City's households (Housing Needs);

- An analysis of the City's demographic and housing characteristics and trends (Population and Employment Trends, Housing Stock Characteristics);

- A review of potential governmental market, and environmental constraints to meeting the City's identified housing needs;

- An evaluation of accomplishments achieved under the current Housing Element (Evaluation of Accomplishments);and

- An evaluation of the future housing opportunities in the City (Housing Opportunity Areas);

A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (Goals and Policies, Housing Programs).

4. Public Participation

State housing element law encourages localities to implement effective ways and means to achieve the public participation of all economic segments of a community in the preparation of its housing element. In the draft stage, the City held public meetings before both the Planning Commission and City Council. Notification of the public meetings on the Housing Element was published in the local newspaper, and direct notice was provided to surrounding jurisdictions and the Old Agoura Homeowners Association. At the public meetings, the interested public was invited to give comments on the Draft Housing Element. Before the public hearing process was commenced, copies of the Housing Element were provided for review in several public locations including the Library, the City's Recreation Center (which offers senior programming), and City Hall. Copies were also provided to the Old Agoura Homeowners Association, and to the City's mortgage revenue bond project - Lincoln Oakridge Apartments.

5. Relationship to Other General Plan Elements

The City of Agoura Hills' General Plan consists of 12 elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation and Open Space(combined); 5) Parks and Recreation; 6) Noise; 7) Public Safety; 8) Seismic Safety; 9) Scenic Highways; 10) Community Design; 11) Economic Development; and 12) Public Facilities, Utilities and Services. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended through time, the Housing Element will be reviewed and amended as necessary to maintain internal consistency.

6. Data Sources and Methods

In preparing the Housing Element, various sources of information are consulted. The 1990 Census provides the basis for population and household characteristics. Although dated, no better source of information on demographics is widely accepted. In addition, the 1990 Census must be used in the Housing Element to ensure consistency with other regional, state, and federal housing plans. However, several sources are used to provide reliable updates of the 1990 Census:

- Population and demographic data are updated by the State Department of Finance, and the State Employment Development Department.
- Housing market information, such as home sales, rents, vacancies and land costs, is updated by property tax assessor's files, internet sources listing sales and rent data, and interviews with the local real estate community.

- Local and County service agencies are consulted for information on special needs populations, the services available to them, and gaps in the system.
- Lending patterns for home purchase and home improvement loans are analyzed from financial lending institutions' data.

Planning Goal	Strategy	Impact Goal
1. Establish a Housing Element Advisory Committee to monitor and coordinate housing element implementation and to provide input to the City Council on housing element issues.	Establish a Housing Element Advisory Committee to monitor and coordinate housing element implementation and to provide input to the City Council on housing element issues.	Establish a Housing Element Advisory Committee to monitor and coordinate housing element implementation and to provide input to the City Council on housing element issues.
2. Develop a Housing Element Implementation Plan that identifies the City's housing element goals, objectives, and strategies, and provides a framework for monitoring and evaluating progress.	Develop a Housing Element Implementation Plan that identifies the City's housing element goals, objectives, and strategies, and provides a framework for monitoring and evaluating progress.	Develop a Housing Element Implementation Plan that identifies the City's housing element goals, objectives, and strategies, and provides a framework for monitoring and evaluating progress.
3. Establish a Housing Element Implementation Fund to provide financial support for housing element implementation activities.	Establish a Housing Element Implementation Fund to provide financial support for housing element implementation activities.	Establish a Housing Element Implementation Fund to provide financial support for housing element implementation activities.
4. Establish a Housing Element Implementation Fund to provide financial support for housing element implementation activities.	Establish a Housing Element Implementation Fund to provide financial support for housing element implementation activities.	Establish a Housing Element Implementation Fund to provide financial support for housing element implementation activities.

**Table H-1
City of Agoura Hills
Summary of Housing Needs**

Housing Need	Resources	Unmet Need
1. Overpaying: About 41% of renter households are overpaying according to State and Federal standards.	Section 8 rental assistance is available to assist lower income existing households. This kind of assistance is unavailable to owner households.	Resources from the Section 8 program are not sufficient to fully meet rental assistance needs. Programs for affordable new construction (inclusionary, density bonus, senior housing) will assist in meeting need.
2. Substandard Housing: A 1998 survey indicated that in Old Agoura and some of the City's other older neighborhoods, there were signs of need for housing rehabilitation, including the need for new roofs, paint and landscaping.	The City's Single Family Housing Rehabilitation Program was developed to address the needs of low- and moderate-income single family homeowners.	The City's Single Family Housing Rehabilitation Program is available to low- and moderate-income homeowners of single family detached housing. (Owner-occupied).
3. Elderly: About 6% of households are senior (age 65+) households; 87% of these households live in owner-occupied housing.	Existing programs for housing rehabilitation and second units assist senior homeowners. Renters can also benefit from second units and Section 8 assistance.	The unmet need pertains primarily to low income senior renter households. The City will provide incentives for the development of low income senior housing to address this need.
4. Family/Large Households: About 14 percent of the City's households are large-family households; about 10% reside in renter-occupied dwellings. The needs of this group include, in some cases, more room and space. A part of this need could be met by rehabilitation and rental assistance.	A part of this need is met through City sponsored rehabilitation assistance and the Section 8 rental assistance program.	The existing need is not extensive, especially since the proportion of overcrowded households is only 2 percent of all existing households, and not all of the need warrants public assistance. About 90% of large households live in owner-occupied housing.

Table 1
City of Agoura Hills
Summary of Housing Needs

Housing Need	Resources	Unmet Need
5. Homeless: Some transients pass through the City - although there are no known "traditional" homeless in the City. Day labor encampments in the hillsides and canyons no longer exist.	Referral and social services are described in the Appendix. The City now provides appropriate zoning to allow shelters and or transitional housing.	Referral and social services will be continued.
6. Female-Headed Households: About 17% of households are headed by females, with about 5% of these living in poverty.	To the extent female-headed households are low income, programs aimed at housing affordability will assist this group.	The unmet need is primarily relevant to low income households.
7. Regional Growth Needs: According to SCAG there is a need for 77 new housing units for all income groups.	The City has adequate land resources to fulfill housing needs, and programs to facilitate development targeted to low and moderate income households.	The City has established a goal to achieve the construction of 77 units, affordable to a range of income groups.

HOUSING NEEDS

Agoura Hills Housing Element 2000-2005



HOUSING NEEDS

This Housing Needs section of the Housing Element serves to identify the nature and extent of unmet housing needs in the City, including housing overpayment, housing conditions, special housing needs, and regional housing growth needs. The City will implement the programs set forth in this Housing Element to make a good faith effort at addressing its housing needs. Identified housing needs in Agoura Hills, and resources available to address these needs, are summarized in greater detail in the Housing Plan section.

1. Housing Overpayment

State and Federal standards define overpayment as a household that pays 30 percent or more of its gross income on housing. According to the 1990 Census, there were 6,610 occupied housing units in Agoura Hills. Of these units, 5,513 (83.4 %) were owner-occupied, and 1,097 (16.6 %) were occupied by renters. Table H-2 summarizes housing overpayment statistics by owner/renter tenure for Agoura Hills.

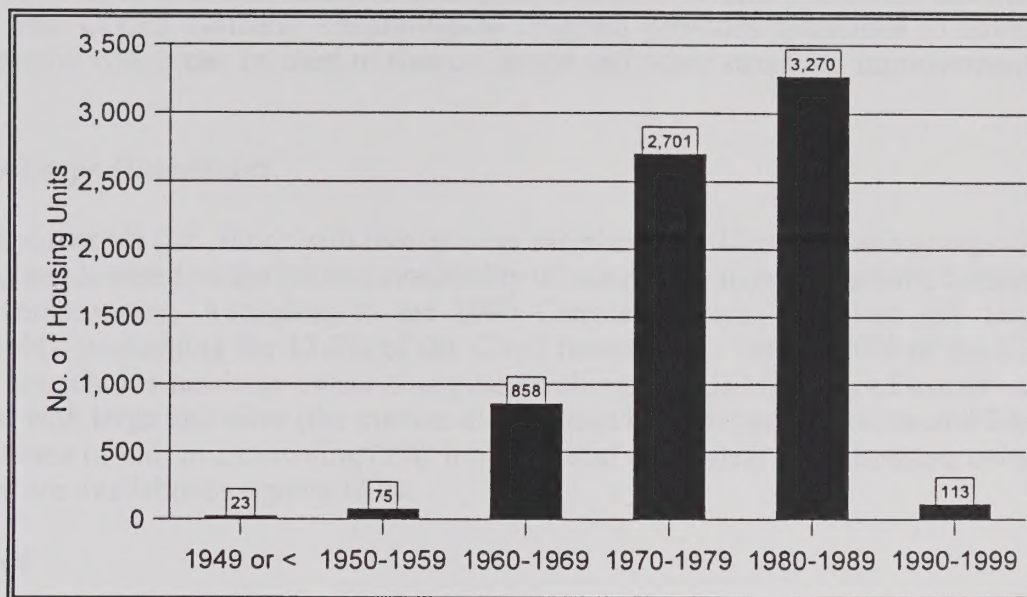
Of the City's total renter-occupied households, about 41 % are overpaying for housing, with about one third of these overpaying households earning less than \$20,000. This may indicate a need for more affordable rental housing in Agoura Hills, and/or rent subsidies for very low income households. Of the City's owner-occupied households, about 41 % are also overpaying for housing, consistent with the rate of overpayment among renter households. However, in contrast to renters, only ten percent of overpaying owner households earn less than \$20,000, and only 20 % earn less than \$35,000. While state standards measure affordability at 30 % of gross income, mortgage qualification is typically evaluated at 33 % of gross income. This indicates that some higher income households are willing to extend their spending limits in order to purchase a home in Agoura Hills.

Table H-2
City of Agoura Hills
Overpaying Households - 1990

Overpaying Households	<\$10,000	\$10,000 - \$19,999	\$20,000 - \$34,999	\$35,000 - \$49,999	\$50,000 or More	Total
Renters	34	105	161	110	43	453
Owners	76	169	208	446	1,341	2,240
Total Overpaying Households	110	274	369	556	1,384	2,693

Source: 1990 U.S. Census

Figure H-3
City of Agoura Hills
Age of Housing Stock



Source: 1990 U.S. Census

3. Special Housing Needs

The City's Housing Element must include an analysis of special needs groups, as defined by State housing element law. These groups include the elderly, family/large households, disabled persons, female-headed households, the homeless, and farmworkers.

Elderly

According to the 1990 Census, 6.3% of Agoura Hills households have householders that are 65 years of age or older, with about 1.6% of the total households having persons 75 years and older. About 87% of all senior households are homeowners. Given the high values of the City's ownership housing stock, most senior homeowners in Agoura Hills are not assumed to have financial assistance needs. Senior renters in the City are more likely to have rental assistance needs, however. Senior renter households are assisted through the shared housing program offered through the Human Resources Center/Senior Home Sharing located in Thousand Oaks. This program allows the community's low income elderly households to remain in homes within the community instead of being institutionalized. This program also assists those elderly homeowners who are unable to maintain their independence without assistance. A variety of other social services for seniors are offered through the Human Resources Center, and are described in Appendix C. The City's Parks and Recreation Department provides a senior recreation program funded through CDBG monies. This program is supported by one full-time

staff member, and includes health related programs and tax counseling in addition to exercise programs.

The special needs of elderly households may include those related to mobility disabilities. The City's new CDBG Housing Rehabilitation Program provides assistance to lower income homeowners which can be used to finance ramps and other structural improvements to their homes.

Family/Large Households

Large households (i.e., those with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units in many communities. According to the 1990 Census, Agoura Hills had 897 large family households, accounting for 13.6% of the City's households. Nearly 90% of the City's large family households reside in owner-occupied dwellings. This high rate of owner-occupancy, coupled with large unit sizes (the median-sized house in 1990 had 6.5 rooms and 3 bedrooms) and low rate of unit overcrowding (2%) indicates that adequately sized housing units for large families are available in Agoura Hills.

Disabled

Physical and mental disabilities can hinder access to housing units of traditional design as well as potentially limit the ability to earn adequate income. The 1990 Census contains data on persons who have physical disabilities that are work and/or mobility or self-care related. As shown in Table H-3, the 1990 Census indicates that approximately 7 % of Agoura Hills' population age 16 years and older, or 1,018 persons, had some form of work or transportation mobility/self-care disability. Nearly two-thirds of these individuals have a work disability (1.1 % of working age population) defined as a physical condition that impeded a person's ability to work.

Income and wealth characteristics of Agoura Hills residents indicate that disabled persons in Agoura Hills can generally afford to modify their housing to accommodate special needs. Disabled elderly persons can also obtain assistance through senior services programs provided by the Human Resources Center in Thousand Oaks.

Table H-3
City of Agoura Hills
Disability Status of Non-institutional Persons

Age and Disability Status	Number	% of Total
Persons 16-64 Years Old	13,944	94.9%
With Work Disability only	378	2.6%
With Mobility/Self-care Limitations only	352	2.4%
With both Work and Mobility Self-care Limitations	84	0.6%
Persons 65 Years and Over	757	5.2%
With Work Disability only	102	0.7%
With Mobility/Self-care Limitations only	29	0.2%
With both Work and Mobility/Self-care Limitations	73	0.5%
Total Persons, 16 Years and Over	14,695	100.0%
With Work Disability only	480	3.3%
With Mobility/Self-care Limitations only	381	2.6%
With both Work and Mobility/Self-care Limitations	157	1.1%
Total Disabled Persons	1,018	6.9%

Source: 1990 Census of Population and Housing.

Single-Parent/Female Headed Households

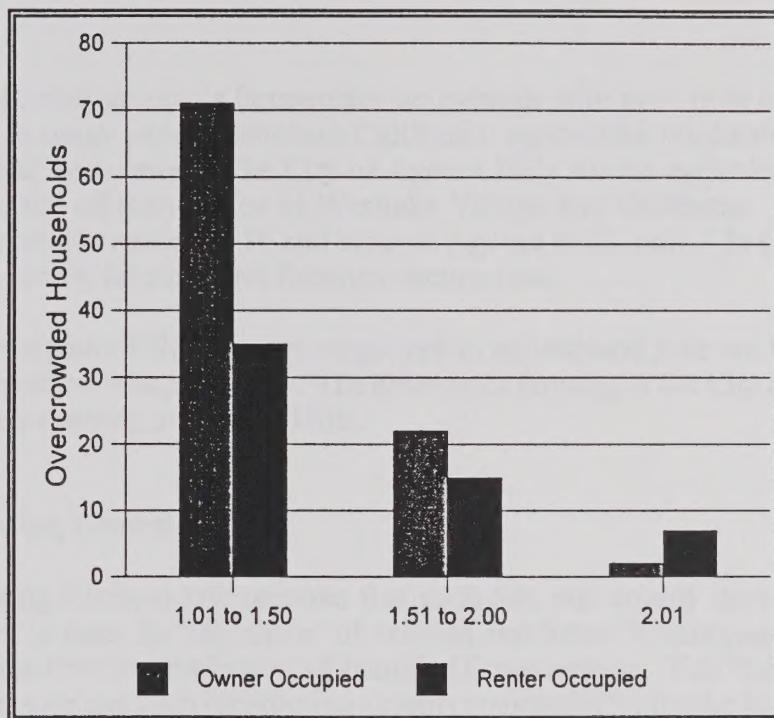
The housing needs of single-parent households have increased in recent years. The most significant portion of this group are female-headed households. Female-headed households are defined as households in which the householder is a woman, and no adult males (with the exception of grown children) are present in the household. Single person female households are frequently elderly widows, whereas female headed households with two or more members are frequently single mothers. As recorded by the 1990 Census, 1,142 or 17.3% of the City's households were headed by a female. Of these households, about 5 % of these households (59) were living at the poverty level. Female-headed households in Agoura Hills are likely to be divorced women with children, or widows. To the extent female-headed households are low income, Housing Element programs aimed at housing affordability will assist this group.

Overcrowded Households

The federal government defines an overcrowded household as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for their residents. According to the 1990 Census, the incidence of overcrowding in Agoura Hills was minimal, with only 152 households defined as such (see Figure H-4) and the majority of these

are owner-households. This number represents a small proportion of the total households in Agoura Hills--a little over 2 %, compared to an overcrowding rate of approximately 19 % Countywide. Of the City's overcrowded households, less than 40 households were severely overcrowded (1.51 or more persons per room).

Figure H-4
City of Agoura Hills
Overcrowded Households by Tenure – 1990



Source: 1990 Census of Population and Housing

Homeless

Due to the City's relative inaccessibility and distance from urban centers, Agoura Hills does not attract many traditional homeless individuals or families, as confirmed by the 1990 Census which identifies no homeless in the City.

In the past, the Sheriff's Department at the Lost Hills Station reported that an estimated sixty to eighty day laborers lived in encampments along Medea Creek, south of the Ventura freeway. However, according to the personnel at the Lost Hills Sheriff's Station, these encampments no longer exist based on local enforcement of fire safety codes. In addition, the City previously operated a phone bank for day laborers, and provided a designated hiring site. With the discontinuation of these services, the presence of day laborers has diminished.

Catholic Charities and Lutheran Social Service located at the Human Resources Center in Thousand Oaks, provide cold-weather homeless services to all those who are in need in the

greater Conejo Valley. The City of Agoura Hills utilizes the services provided by the Human Resources Center located at 80 E. Hillcrest Drive in Thousand Oaks. The Center houses 11 different social service agencies in the greater Conejo Valley. The list of agencies in which services are provided are shown in Appendix C.

Upon adoption of the 1993 Housing Element, the City revised the Zoning Ordinance to allow homeless shelters in commercial zones and transitional housing in residential zones subject to the conditional use process.

Farmworkers

One of the special needs groups is farmworker households who need both temporary and permanent housing. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Agoura Hills has no agricultural land in active production nor do the adjacent cities of Westlake Village and Calabasas. The 1990 Census reports that of the total persons age 16 and older in Agoura Hills, only 1 % (112 persons) were employed in agriculture, forestry, and fisheries occupations.

Workers living in Agoura Hills who are employed in agricultural jobs are likely white collar employees of agriculture-related entities. The absence of farming in the City also suggests there are no farmworkers residing in Agoura Hills.

4. Regional Housing Growth Needs

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the six-county southern California region, which includes Agoura Hills, the agency responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance's projection of Statewide housing demand for a five-year planning period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions.

To fulfill the growing demand for housing in the Southern California region, Agoura Hills will continue to provide additional single and multiple family housing units for all income groups. The SCAG Regional Housing Needs Assessment (RHNA) projects the 1998-2005 needs for the City of Agoura Hills and estimates the number of households the City is expected to

accommodate during this period. RHNA figures adopted by SCAG in November 2000 identify an overall construction need for 77 new units in Agoura Hills.

Table H-4 delineates how this housing is to be distributed among the four income categories.

Table H-4
City of Agoura Hills
Regional Housing Needs - 2000 to 2005

Income Group	Housing Units	Percent
Very Low (0-50% of MFI)	12	15%
Low (51 -80% of MFI)	8	10%
Moderate (81 -120% of MFI)	13	18%
High (120% + of MFI)	44	57%
Total	77	100.0%

Source: Southern California Association of Governments,
Regional Housing Needs Assessment, 1999.

POPULATION AND EMPLOYMENT TRENDS

Agoura Hills Housing Element 2000-2005



POPULATION AND EMPLOYMENT TRENDS

The following section describes population and employment trends in Agoura Hills as a means of providing context for the analysis of Housing Needs in the prior section.

1. Population

The State Department of Finance estimates the City's population to be 21,923 as of January 1999. This represents an increase of about 7.5 % (1,533) from 1990, one quarter less than the 10% growth for Los Angeles County as a whole. As shown in Table H-5, nearby jurisdictions such as Calabasas, Westlake Village, Thousand Oaks and Hidden Hills all experienced higher growth than Agoura Hills. Neighboring Westlake Village experienced growth about twice that of Agoura Hills.

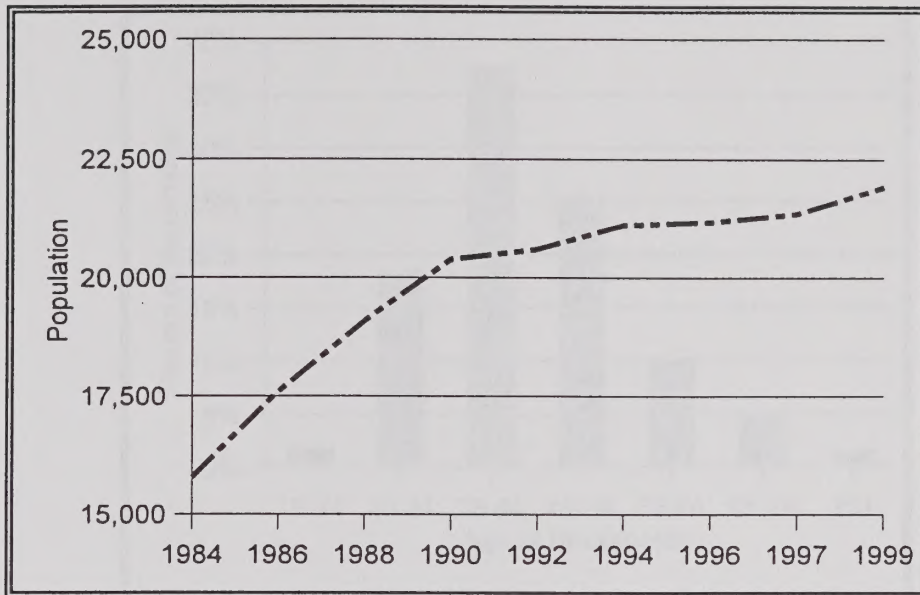
Table H-5
City of Agoura Hills and Neighboring Cities
Population Growth Trends - 1990 to 1999

Jurisdiction	1990	1999	Change 1990-1999
Agoura Hills	20,390	21,923	7.5%
Calabasas	18,527	20,098	8.5%
Hidden Hills	1,729	2,021	16.9%
Thousand Oaks	104,352	117,573	12.7%
Westlake Village	7,455	8,508	14.1%
Los Angeles County	8,863,164	9,757,542	10.1%

Sources: 1990 U.S. Census; California State Department of Finance,
Population Estimates as of January 1, 1999

As shown in Figure H-5, the City's population increased steadily between 1984 and 1999, with a total increase of 6,154 during this period (from 15,769 to 21,923). As shown, growth was more pronounced during the 1980's, with a more gradual increase beginning in 1990.

Figure H-5
City of Agoura Hills
Population Growth Trends - 1984 to 1999

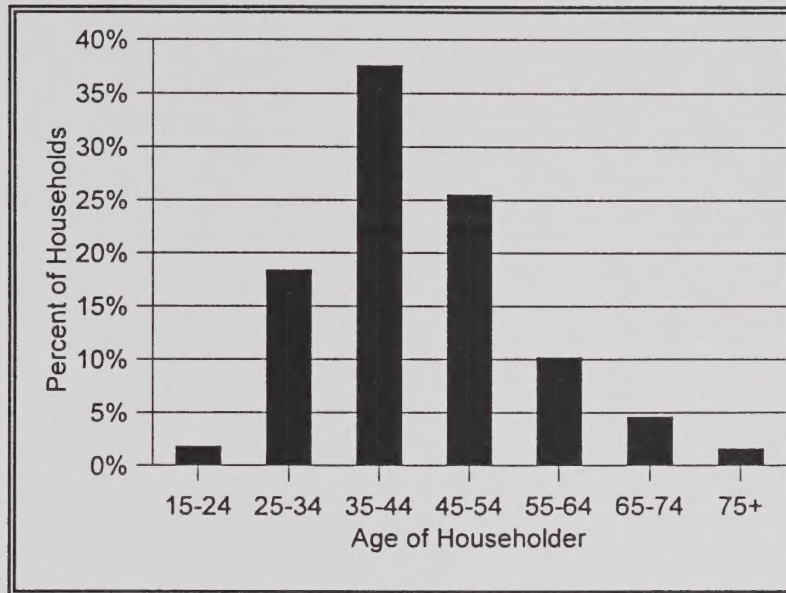


Source: State Department of Finance, "Population and Housing Estimates," January 1984 through January 1999.

Long-range projections by the Southern California Association of Governments (SCAG) prepared in 1998, estimate a 20 % gain (4,995 persons in Agoura Hills) between 2000 to 2020. However, the City is approaching residential buildout, with limited land remaining which is suitable for residential development based on the presence of a range of environmental and infrastructure constraints.

Figure H-6 shows the age distribution of Agoura Hills population in 1990. As shown in Figure H-6, the majority of the households in Agoura Hills fall within the ages of 35 to 54. Households with persons ages 35 to 44 comprise 37.7 % of the total households, and households with persons age 45 to 54 comprise 25.6 % of the total. This working age population represents the group most likely to be interested in homeownership opportunities and able to afford the higher home prices of the area.

Figure H-6
City of Agoura Hills
Age Distribution by Householder - 1990



Source: 1990 Census of Population and Housing.

2. Employment

Agoura Hills has historically been a predominately residential community, with significantly more housing than jobs. However, the City has experienced a shift as its employment base has grown significantly, increasing from 4,250 jobs in 1985 to 10,235 jobs in 1994, with more modest growth in its housing stock. A general measure of the balance of a community's employment opportunities with the needs of its residents is through a "jobs-housing balance" test. A balanced community would have a match between employment and housing opportunities so that most of the residents could also work in the community. In 1998, the Southern California Association of Governments (SCAG) prepared growth projections for each jurisdiction in the region for population, households, and employment through the year 2020. The employment projections for the City of Agoura Hills were as follows:

Year	<u>1994</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
# Jobs	10,235	12,229	12,705	13,117	13,568	14,059

HOUSING STOCK CHARACTERISTICS

Agoura Hills Housing Element 2000-2005



Comparing the number of jobs in Agoura Hills in 1994 (10,235) to the number of housing units in that same year (6,939) indicates a job-housing ratio of 1.47. The SCAG projections indicate that the City will have an estimated increase of 1,830 jobs projected from 2000 to 2020. These added jobs will contribute to needed employment in the western San Fernando Valley area, which is a jobs-poor subregion.

HOUSING STOCK CHARACTERISTICS

The following section provides information on the City's housing stock and market characteristics, including an analysis of publicly assisted rental housing.

1. Housing Type and Tenure

The 1990 Census documents a housing stock of 6,927 dwelling units in Agoura Hills. As of January, 1999, the State Department of Finance reports there are 7,040 dwelling units in Agoura Hills, an increase of only 113 units (1.6 %) since 1990. This growth was less than that for the County (2.7 %). The growth of 113 units occurred primarily in the detached Single-Family category with some growth in the 2-4 Multi-Family unit category. A complete breakdown by unit type is presented in Table H-6. As shown, detached single-family detached homes remain the predominant housing type at about 73 % of the total units. Although growth is indicated for Multi-Family units in the 5+ category between 1990 and 1999, the percentage of these units actually remains at about 6.7 % of the total in 1999. The 1990 Census includes "other" with mobile homes, while the Department of Finance aggregates "other" units within the Multi-Family category of 5+ units. Therefore, the number of units shown for the 5+ category in 1999 is about 470, an increase of only 5 units since 1990.

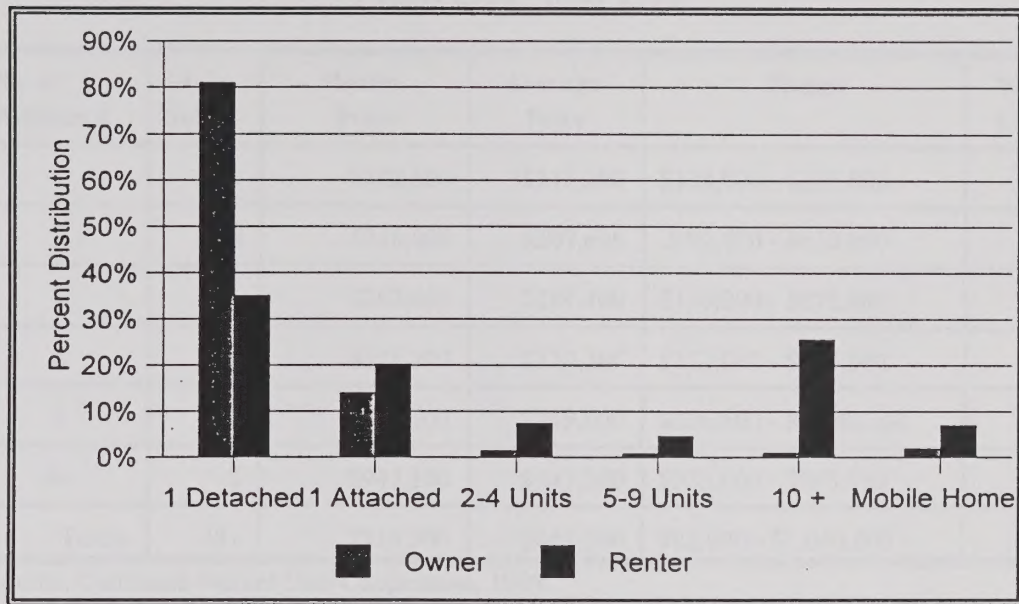
Table H-6
City of Agoura Hills
Housing Stock Composition - 1990 And 1999

Housing Type	1990 No. Of Units	% of Total	1999 No. Of Units	% of Total
Single Family				
Detached	5,032	72.7%	5,137	73.1%
Attached	1,060	15.3%	1,060	15.1%
Multi-Family				
2-4	168	2.4%	171	2.4%
5 +	465	6.7%	663	9.4%
Mobile Home & Other	202	2.9%	9	.13%
Total	6,927	100.0%	7,040	100.0%

Sources: 1990 U.S. Census; California State Department of Finance, Population Estimates as of January 1, 1999.

Figure H-7 shows housing tenure by the number of units in the structure for 1990. As shown, Agoura Hills housing stock is comprised primarily of owner-occupied single family detached homes. The proportion of owner-occupied households in Agoura Hills (83.7 % of the City's 6,610 households) is significantly higher than that of renter-occupied households (16.3 %). As shown in Figure H-7, a high percentage (about 35 %) of the rental units in the City consists of single-family detached housing.

**Figure H-7
City of Agoura Hills**



Tenure by Units in Structure - 1990

Source: 1990 Census of Population and Housing.

2. Housing Costs

The 1990 Census indicates that the median value of a single-family home in Agoura Hills was \$369,700, about 63 % above the County-wide median of \$226,400. As shown in Tables H-7 and H-8, recent data from the California Market Data Cooperative indicates that the sales price of a single-family home in Agoura Hills has dropped since that time. Between June 1998 to May 1999, a total of 481 single-family homes sold in Agoura Hills. The range of prices was broad, from \$92,000 to \$1,040,000, with an overall median price of \$319,500. The median sales price for a condominium/townhome for this same time period was \$123,250 with prices ranging from \$48,500 to \$275,000. Of the total 625 units sold during this time period, the majority (77 %) were single-family homes. Slightly over half of these were 4-bedroom homes. About half of the condominiums or townhomes sold were 2-bedroom units.

Table H-7
City of Agoura Hills
Summary of Single Family Home Sales Prices
June 1998 - May 1999

No. of Bedrooms	Units Sold	Median Price	Average Price	Range	% of Total
1	3	\$182,500	\$213,200	\$155,000 - \$320,000	1%
2	12	\$310,000	\$307,600	\$ 92,000 - \$630,000	2%
3	161	\$262,000	\$289,400	\$130,000 - \$675,000	33%
4	245	\$328,700	\$379,500	\$153,000 - \$974,000	51%
5	58	\$500,000	\$559,900	\$236,500 - \$1,040,000	12%
6+	2	\$947,500	\$947,500	\$935,000 - \$968,000	1%
Totals	481	\$319,500	\$449,500	\$92,000 - \$1,040,000	100%

Source: California Market Data Cooperative, 1999.

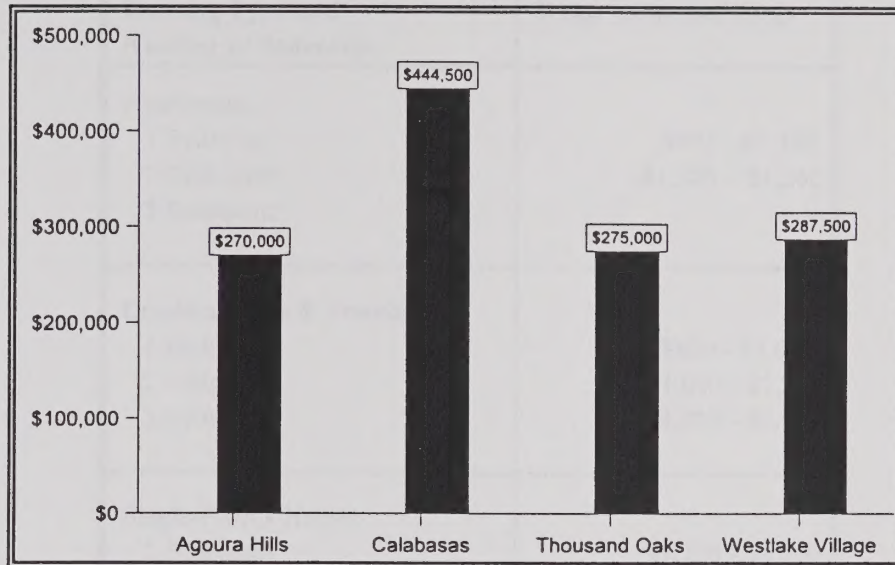
Table H-8
City of Agoura Hills
Summary of Condominium/townhome Sales Prices
June 1998 - May 1999

No. Of Bedrooms	Units Sold	Median Price	Average Price	Range	% of Total
1	14	\$80,050	\$85,886	\$48,000 - \$210,500	10%
2	72	\$121,250	\$125,450	\$60,000 - \$215,000	50%
3	56	\$138,250	\$159,305	\$90,000 - \$275,000	39%
4	2	\$159,500	\$159,500	\$139,000 - \$180,000	1%
Totals	144	\$123,250	\$132,535	\$48,000 - \$275,000	100%

Source: California Market Data Cooperative, 1999.

Recent data from the California Association of Realtors (CAR) illustrates that the median sales price for a home or condominium in Agoura Hills in March of 1999 was comparable to that of neighboring communities, with the exception of Calabasas. As shown in Figure H-8 , the median housing sales price in Agoura Hills was \$270,000.

Figure H-8
Median Housing Sales Prices - March 1999
Agoura Hills and Selected Communities



Source: California Association of Realtors, 1999.

Current rental data was obtained from listings in local newspapers, *The Acorn* and *The Star*. These listings showed primarily larger condominiums and townhomes for rent, ranging from a 1-bedroom at \$995 to a 3-bedroom at \$1,950. Over a four day period, only one apartment was listed for rent. Single-family rentals shown in the listings ranged from \$1,500, to \$3,495 for a home in Morrison Ranch Estates. However, according to a local property management company, a single-family home can rent for up to \$5,000.

According to the property management company, condominium and townhome rentals are on the market for two or fewer days, with very few studio or 1-bedroom units available. One complex has a small number of 1-bedroom units available for \$800. The City's largest apartment complex, the Oakridge Apartments, contains 178 units and has current monthly market rents ranging from \$1,000 to \$1,080 for a 1-bedroom, and from \$1,200 to \$1,260 for a 2-bedroom. However, there is very little turnover at this complex. The range for rental costs in Agoura Hills is summarized in Table H-9.

Table H-9
Summary of Rental Costs 1999
Agoura Hills

Housing Type and Number of Bedrooms	Range of Rental Costs
Apartments	
1 Bedroom	\$995 - \$1,950
2 Bedrooms	\$1,200 - \$1,260
3 Bedrooms	-----
Condominiums & Townhouses	
1 Bedroom	\$800 - \$1,000
2 Bedrooms	\$1,000 - \$1,300
3 Bedrooms	\$1,200 - \$5,000
Single-Family Homes	
3 Bedrooms	\$1,500 - \$5,000

Source: ARI Property Management Corporation, June, 1999;
Oakridge Apartments property management, May 1999;
The Acorn and *The Star* classifieds, April-May 1999.

Affordability of Housing

The costs of housing can be compared to a household's ability to pay using the 1999 HUD-established Area Median Family Income (MFI) limits for Los Angeles County of \$51,300. Table H-11 illustrates maximum affordable mortgage payments and rents for a four-person household in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income going towards mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households.

Comparison of these maximum affordable housing costs with the sales price data shown previously, indicates that a moderate income household (81 to 120 % MFI) might not be able to afford the smallest single-family home in Agoura Hills. With earning power to purchase a home valued up to \$178,201, based on median sales price, only a condominium/townhome is within the range of affordability of moderate income households. At a maximum affordable purchase price of \$94,318, low income households (51% to 80% MFI) could afford a 1-bedroom condominium unit. However, affordability limits are based on a four-person household, and a 1-bedroom unit is not really a viable option for a four-person household, considering overcrowding. In addition, the downpayment and closing costs may still represent a significant

obstacle to home purchase. The high price of single-family housing indicates that the opportunities for home ownership in the City are limited for lower and moderate income groups.

The range of rents in the City, as shown previously, are not affordable to very low and low income households, as indicated in Table H-10. Although one complex in the City does have a 1-bedroom unit available for \$800, availability of these units is limited.

Table H-10
Maximum Affordable Rent and For-sale Housing Costs
Los Angeles County- 1999

Income Level	Renter's Utility Allowance	Max. Afford Mo. Rent	Monthly Owner Cost ¹	Max. Afford. Purchase Price ²
Very Low Income (0-50% MFI) \$25,650	\$50	\$591	\$150	\$59,947
Low Income (51-80% MFI) \$41,050	\$50	\$976	\$200	\$94,318
Moderate Income (81-120% MFI) \$61,550	\$50	\$1,489	\$200	\$178,201

¹ Includes property taxes, homeowner's insurance, and utility allowance.

² Based on ten percent downpayment, 30-year mortgage at 7.5% interest.

PRESERVATION OF ASSISTED HOUSING

State law requires the City to identify, analyze and propose programs to preserve housing units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing. This section identifies those units in Agoura Hills, analyzes their potential to convert to non-low income housing uses and analyzes the costs to preserve and/or replace those units. Goals, policies and programs to preserve these units are presented later in this Housing Element.

Oakridge Apartments is the only rental project in Agoura Hills which receives any form of rent subsidy. In 1985, the City of Agoura Hills issued Multi-Family Housing Revenue bonds for the purpose of providing financing for the development of the 178 unit Oakridge Apartments located on Agoura Road. The bonds on this project have been refinanced twice since issuance, in 1995 and again in 1999. As part of the tax-exempt bond issue, the developer agreed to maintain at least 20 percent of the units for low income tenants. In order to attract low and moderate income tenants to rent in Oakridge Apartments, a rent discount is provided. The current discount is \$25 per month on one-bedroom units which rent for approximately \$1,050-\$1,100 or two bedroom units which rent for \$1,250-\$1,300. The management company for the project indicates approximately 35 percent of the units are in fact occupied by low income tenants. However, even with the rent discount, rent levels are well above maximum affordable housing cost thresholds for low income households established under state and federal guidelines. Therefore, Oakridge Apartments is not considered a low rent housing project for purposes of the Housing Element.

GOVERNMENTAL CONSTRAINTS

Agoura Hills Housing Element 2000-2005



GOVERNMENTAL CONSTRAINTS

The housing element must contain an "analysis of the potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures." (Sec. 65583(a)(4) Government Code). In addition, State law requires an explanation of the public services and facilities available to meet the needs of new housing development.

Because the City is already predominately built out, the practical effects of the City government factors pertain only to a limited amount of land suitable for new residential development. The government factors do not adversely affect the maintenance and improvement of housing in part because rehabilitation and replacement needs are very low in Agoura Hills.

1. Land Use Controls

These include both the General Plan residential land use categories and the housing districts included in the Zoning Ordinance.

Land Use Element

The Land Use Element provides for six residential categories, defined in Technical Appendix B. Densities range from .5 unit/acre in Rural Residential areas to 25 units/acre in Residential High Density areas. Higher densities can be achieved through density bonuses.

Zoning Ordinance

Adopted March 1987, the Zoning Ordinance provides for seven residential zones, ranging in density from one dwelling unit for every five acres to 25 dwelling units per acre. Table H-11 summarizes the City's residential zoning land use controls.

The City's parking requirements range from 2 spaces in a garage for single-family units, to 2.5 spaces for condominium units (2 spaces enclosed, .5 space open). Parking for apartments varies based on number of bedrooms as follows: studios - 1 covered, .5 open; 1 bedroom - 1.5 covered, .5 open; 2 or more bedrooms - 2 covered, .5 uncovered. Covered spaces in apartment units can be provided within carports, eliminating the added cost of providing garage parking. Parking requirements for second units and granny flats have been reduced to one covered space per unit.

The City has adopted numerous provisions in its ordinance which facilitate a range of residential development types and encourage affordable housing.

Second Units/Granny Flats: The City has established standards and procedures for the construction of second units in the RS, RM and RMH zones. The City has also established provisions for "granny flats" to be occupied by seniors. Granny flats are permitted in RS, RM, and RMH zones, and in RL zones where the property is served by a sanitary sewer. Granny flats are permitted to have kitchens. Second units/ granny flats provide an important affordable housing resource and are encouraged under the Housing Element.

Table H-11
City of Agoura Hills
Residential Land Use Controls

Zone District	Purpose	Permitted Uses	Setbacks	Height	Lot Coverage	Min Lot Area
Rural Residential (RR)	Large parcels in response to topographic and geologic constraints.	1 S.F. du. per lot	50' front yard 50' rear yard 25' side yard	2 stories/ 35'	10%	5 acres
Very Low Density (RV)	Large lot development suitable for equestrian and agricultural oriented uses.	1 S.F. du per lot	25' front yard 25' rear yard 12' side yard	2 stories/ 35'	25%	One (1) acre
Low Density (RL)	Large lots for equestrian uses in conjunction with residential and related development	1 S.F. du per lot	25' front yard 25' rear yard 12' side yard	2 stories/ 35'	35%	20,000 sq.ft.
Single-Family (RS)	Conventional Single-family detached development	1 S.F. du per lot	20' front yard 20' rear yard 8'-10' side yard	2 stories/ 35'	50%	RS-2-15,000 sq.ft. RS-3-10,000 sq.ft. RS-4-8,000 sq.ft. RS-5-7,000 sq.ft. RS-6-6,000 sq.ft.
Medium Density (RM)	Small lot subdivisions and duplexes.	1 S.F. du per lot, two-family dwelling per lot, congregate housing	15' front yard 15' rear yard 7'-12' side yard	2 stories/ 35'	60%	6,000 sq.ft.; ranges per du as follows: RM-6-6,000 sq.ft. RM-7-5,000 sq.ft. RM-8-4,500 sq.ft. RM-9-4,000 sq.ft. RM-10-3,600 sq.ft.

Zone District	Purpose	Permitted Uses	Setbacks	Height	Lot Coverage	Min Lot Area
Medium High Density (RMH)	Duplexes, Townhouses, Low density apartments	1 S.F. du two-family dwelling per lot, congregate housing, townhouses, multi-family dwellings	15' front yard 15' rear yard 7'-10' side yard	2 stories/ 35'	50%	4,800 sq.ft. ranges per du from 2,400 sq.ft. to 3,600 sq.ft.
Residential High Density (RH)	Condominiums Apartments	Duplexes, apartments, dwelling groups, congregate housing, townhomes, multi-family dwellings	15' front yard 10' rear yard 7'-10' side yard	2 stories/ 35'	50%	17,500 sq.ft.; per du ranges from 1,450 sq.ft. to 2,400 sq.ft.

Source: City of Agoura Hills, Zoning Ordinance, (adopted March 3, 1987).

Mobile Homes: Mobile homes are permitted in the RS, RM and RMH zones, subject to the same development, design and permitting standards currently specified in the City's zoning ordinance. Section 9284.1 of the Zoning Ordinance establishes the development standards for the installation of mobile homes on approved permanent foundations as certified under the National Mobile Home Construction and Safety Standards Act.

Inclusionary Housing: The City requires all new residential development with greater than 10 units to provide at least 15 percent of the total units for low and moderate income households. Units set aside as affordable must remain available for low and moderate income households for minimum of 15 years. During FY 1999-2000, the City conducted a study to evaluate the establishment of an in-lieu fee option for fulfillment of the City's inclusionary housing requirement. In September 2000, the City Council adopted the in-lieu fee, which was incorporated into the inclusionary housing program.

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing dwelling units to condominiums. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units.

Cluster Development: The Cluster Development (CD) overlay allows for the clustering of residential uses in order to preserve hillside or other sensitive open space areas. The CD overlay can be applied to the RS, RM, RMH and RH zone districts and provides for greater flexibility

in site design while allowing for densities permitted by the underlying zone. In addition, if certain conditions are met, the CD overlay provides for an increase in density of up to three times the density of the underlying zone.

Transfer of Development Regulations (TDRs): The City's TDR provisions provide a procedure whereby development credits may be transferred from open space parcels, which because of aesthetics, access, geology, slope, biota, or other environmental factors are retained as open space, to other parcels more suited to development.

Low and Moderate Income Housing Permit: The low and moderate income housing conditional use permit is established to encourage the construction of housing for low and moderate income residents of the City, as provided in the General Plan. The Permit provides for density bonuses or other incentives, where appropriate, to reduce development costs for or otherwise facilitate projects that provide specified minimum percentages of low and moderate income housing. In addition to a density bonus of 25% - 50% for inclusion of 20% low income units, 10% very low income units, or 50% units for qualifying households, additional incentives include, but are not limited to the following: City provision of public improvements, land write-downs, reduced fees, and expedited case processing. In order to better facilitate use of the Low and Moderate Income Permit, the City will eliminate the conditional use permit requirement.

2. Building Code

Pursuant to State law, Agoura Hills has adopted the Uniform Building Code (UBC), which establishes minimum construction standards. The City's building code is considered to be the minimum necessary to protect the public health, safety and welfare, and the local enforcement of this code does not unduly constrain the development of housing.

Agoura Hills has adopted the following local amendments to the UBC to protect the public health and safety from hazards indigenous to the City:

- Sections 1704 and 3802.B require all new homes to have fire retardant roof materials. Cedar shake roofs are not allowed and Class B roofing materials are required. This requirement addresses the fact that portions of Agoura Hills are in or adjacent to wildland fire areas.
- Section 2907 requires an increased setback from top and toe of slope. This requirement is intended for mudslide and landslide protection.
- Section 3802.B requires that all new houses be equipped with fire sprinklers. This increases the cost of construction by about \$1.50 per square foot. This requirement addresses the fact that portions of the City are in or adjacent to wildland fire areas.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install arterial and local streets: curbs, gutters, sidewalks; water lines: sewer; street lighting; and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies which are responsible for maintenance. Without the site improvement requirement there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare.

The cost of these required off-site improvements vary with the sales price of each dwelling unit depending on the nature of development (i.e., hillside or flatland development). The City may also impose development fees on future housing developments in order to recover some of the cost of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density.

The developed portions of Agoura Hills have the majority of necessary infrastructure, such as streets, electrical and water facilities, already in place. However, areas designated Rural Residential, Very Low Density, and even some Low Density Residential areas are not served by infrastructure necessary to support higher density development. The extension of sewer and water lines to these areas would add significantly to the cost of housing.

4. Development Fees

Table H-12 on the following page summarizes development fees for residential projects. These fees are comparable to fees in the adjacent jurisdictions. All building and grading permits are handled by the City.

The City's development fees were established based on an independent study to reflect the actual cost involved in permit processing and providing services. The City lacks the resources to provide these services at less than cost for the purposes of subsidizing housing.

However, fees will vary per unit depending on the value of the unit and the nature of the approval process (such as whether a conditional use permit, plan amendment, oak tree report, soils/geology report, hydrology report, or major grading is required). Based on a review of current City fees, these per unit fees average \$24,990 for a single-family home, \$22,811 for a small lot subdivision, and approximately \$8,000 per unit for a multi-family project. As indicated on Table H-12, 100% affordable housing projects are provided a 50% reduction in all Zoning and Land Use Entitlement application fees. In addition, fee reductions are identified as an eligible incentive under the Low and Moderate Income Housing Permit.

By Resolution No. 493, the City established in October 1988 a 17-year Arterial Street System Improvement Plan.¹ Development fees are assessed for cumulative traffic impacts. The

¹ *Arterial System Financing Program for the City of Agoura Hills*, April, 1988. Wildan Associates.

Table H-12
City of Agoura Hills
Development Fees for Residential Projects

Fee Category	Fee
Environmental	\$285
Initial Study	\$2,000
Negative Declaration Deposit	20% Administrative Fee
Impact Report	+ Cost of preparation
Parcel Map	
Tentative Map	\$1,553
Final Map	\$249
Tract Map	
Tentative Map	\$2,340
Vesting	\$2,340
Final Map	\$249
Zoning/Land Use Entitlement*	
Conditional Use Permit	\$1,905 - \$2,010
Zone Change	\$1,088
General Plan Amendment	\$2,574
Site Plan/Architectural Review	
--by Planning Commission	\$1,395
--by Planning Director	\$608
Consultant Review	Cost of Preparation
(Soils/geology, oak tree biota, archaeology, hydrology)	
Parkland Dedication and Fees	3 acres/1,000 population or in lieu fee based on fair market value of parkland acquisition
Improvement Plan Check on Private Developments:	
Estimated Construction Cost	Plan Check Fee
0 - \$50,000	\$400 + 4.5%
\$50,001 - 100,000	\$2,650 + 4%
\$100,001 and greater	\$4,650 + 1.5%
Final Map Checking:	
Parcel Map (Compiled)	\$2,145
Parcel Map (Surveyed)	\$2,975 + \$25 per lot
Tract Map	\$2,975 + \$25 per lot
Arterial Street System Development Fee	\$2,440/unit
Public Works Inspection on Private Developments:	
0 - \$100,000	\$400 + 5.5%
\$100,001 - 200,000	\$5,900 + 2.5%
\$200,001 and greater	\$8,400 + 1.5%

Source: City of Agoura Hills, Planning Department Fee Schedule, 1999.

* 100% Affordable housing projects are provided a 50% fee discount on all Zoning and Land Use entitlement application fees.

5. Processing and Permit Procedures

Permit processing in Agoura Hills takes an average of three to six months for single-family development and up to a year for a tract development if an Environmental Impact Report (EIR) is required. The City has adopted one-stop permit coordination, and conducts a pre-application conference for larger scale projects to identify any potential concerns early on, and to identify any special studies required. Because of geologic and geotechnical conditions in the City, all proposed hillside development must have a geologic and geotechnical report, and all other proposed projects are required to submit a geotechnical report. The applications are not deemed complete until these reports have been deemed complete by City staff. Although the requirement for geological and geotechnical reports can extend the permit process, and thereby raise the cost of residential development, these reports are necessary to ensure public safety in Agoura Hills, as there has been an ongoing history of slope failures in the City.

Future sites for multi-family and mixed use development are on infill parcels in non-hillside areas. As such, project processing is much shorter as only a geotechnical report is required (no geologic report), and environmental review can be accomplished through a Negative Declaration (no EIR). Average processing times range from two to four months.

All multi-family projects are required to undergo site plan review by the Planning Commission, without a public hearing requirement. Hillside developments are also required to obtain a Conditional Use Permit, triggering public hearing and noticing requirements.

6. Additional Governmental Constraints

Based on Agoura Hills environmental characteristics, the City has a number of performance standards required of new development to minimize impacts on the community.

Hillside Management Ordinance

The City's Hillside Management Ordinance protects the public health and safety with regard to fire hazards and slope stability. In order to preserve the natural character of the hillsides, vegetative and animal life and scenic viewshed, the density of development in hillside areas and the requirement for the provision of minimum open space, is dependent on the percentage of slope. A minimum percentage of a parcel of land shall remain in open space. The City's dwelling density limitations and open space requirements are listed below in Table H-13.

Table H-13
City of Agoura Hills
Density Limitations and Open Space Requirements

Percent of Slope	Minimum Avg. Acreage/du	Minimum % of Parcel to Remain in Open Space
10-15	0.50 acres	32.5%
16-20	0.66 acres	47.5%
21-25	1.00 acres	62.5%
26-30	1.66 acres	77.5%
31-35	2.50 acres	92.5%
36-over	20.00 acres	97.5%

In the event these open space requirements would limit the use of a parcel of land, one residential unit is permitted per parcel subject to certain limitations.

Oak Tree Preservation

The City's Oak Tree Preservation Ordinance provides that "no one shall cut, prune, remove, relocate, endanger or damage any tree protected by this section or any public or private land located within the incorporated areas of the City of Agoura Hills, except in accordance with the conditions of a valid Oak Tree Permit, issued by the Department of Planning and Community Development or the Planning Commission, pursuant to the provisions of Section 9657 through 9657.5." The City has retained the services of an Oak Tree Specialist to coordinate the processing of Oak Tree Permits and to supervise the pruning, relocating, or altering of any oak trees. This involves administrative and consultant review for the project.

The oak trees in the City are, for the most part, located in hilly areas designated for single-family homes or commercial uses. The oak tree ordinance not only serves to promote slope stability, erosion control and even energy conservation by providing buildings with shade, but adds to the character and identity of the community.

Drainageway, Floodplain, Watercourse Overlay District

The D District is intended to be applied to those areas of the City which, under present conditions, are known to be subject to flooding. A hydrology report is typically required to determine the limits of the floodplain prior to allowing construction.

Geologic Hazard Overlay District

The purpose of the hazard overlay district is to protect life and property in the City from the hazards of geological conditions and to establish requirements for the level of geological considerations that must be incorporated into development proposals prior to design and construction.

Grading Ordinance

The primary goals of the General Plan Scenic Highway Element are to identify, establish, preserve and enhance a system of scenic highways within the City of Agoura Hills. In order to maintain consistency with and ensure the implementation of the policies of the Scenic Highway Element of the General Plan, the City adopted a number of grading criteria designed to minimize the visual and public safety impacts of grading.

OA – Old Agoura Overlay District

The purpose of the OA Overlay District is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines. Old Agoura is located north and south of the freeway near Chesebro Road. This area is characterized by low density, single family homes on large lots and small commercial buildings. The design guidelines for Old Agoura are intended to maintain the "rustic" character of the area. The overlay district will have no significant impact on residential density. Rather, it is intended to prohibit overbuilding on lots to preserve the ability to maintain horses and other farm animals, promote rustic building design, and maintain the variety of housing types in this area.

IH – Indian Hills Design Overlay District

The Indian Hills area is located south of the freeway near Lewis Road, and is characterized by single family homes on the steep terrain. The purpose of the IH Overlay District is to address the natural and development problems of the Indian Hills area by establishing special public improvement standards and development guidelines. The district does not independently constrain housing supply, but rather reflects underlying geologic and topographic constraints. In this overlay district, all discretionary reviews include the review of the architectural treatment of all buildings and structures as to design of all retaining walls, grading, compatibility of materials and color, conformance to existing terrain, appearance from adjacent streets, distant arterials, and the Ventura Freeway, as well as the feasibility of development from a geological perspective. This overlay district will have no significant impact on residential density.

CD – Cluster Development

The Cluster Development (CD) overlay allows for the clustering of residential uses in order to preserve hillside or other sensitive open space areas. The CD overlay can be applied to the RS, RM, RMH and RH zone districts and provides for greater flexibility in site design while allowing for densities permitted by the underlying zone. In addition, if certain conditions are met, the CD overlay provides for an increase in density of up to three times the density of the underlying zone.

Utility Undergrounding

All new development is required to underground utilities. Also, the proposed Redevelopment Plan calls for the undergrounding of utilities in the Dorothy Drive area, which is located adjacent to the freeway. However, no underground utilities are needed in areas where additional housing would be developed.

Soils/Geology Report Reviews

All residential developments in the City require the submittal of Soil reports for review by City consultants. Additionally, for hillside development, review of Geology Reports are necessary. This ensures that the grading is done to minimize cuts, fills and retaining walls, and it minimizes the chances of geologic problems.

MARKET CONSTRAINTS

Agoura Hills Housing Element 2000-2005



MARKET CONSTRAINTS

California Government Code Section 65583 (a)(5) requires the City's Housing Element to analyze "potential and actual non-governmental constraints upon the maintenance, improvement or development of housing for all income levels, including the availability of financing, the price of land, and cost of construction." Non-governmental constraints are both potential and actual barriers upon the maintenance, improvement or development of housing for all income levels, including the availability, the price of land, and the cost of construction. The State housing legislation requires that these market constraints be presented and analyzed in the housing element.

1. Availability of Financing

The State Department of Housing and Community Development has stated: "An analysis of the availability of financing may consider such factors as whether financing is generally available, whether interest rates are significantly different from surrounding areas, and whether there are mortgage deficient areas" within Agoura Hills. The required analysis of the availability of financing is intended to indicate whether there are mortgage deficient areas (or underserved income groups) in the community.

The potential (and actual) non-governmental constraints to housing development in the City in terms of the availability of financing, include conventional home purchase and rehabilitation loans, and affordable housing developments.

Conventional Home Purchase and Rehabilitation Loans

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. As shown in Table H-14, in 1997, a total of 865 households applied for conventional mortgage loans to purchase homes in Agoura Hills. About 66 percent of the applications were originated (approved by lenders and accepted by applicants) and 13 percent were denied, with the remaining 20 percent of the applications withdrawn, closed for incompleteness, or not accepted by the applicants. The small number of applications received from low income households (2.6 percent of the total applications received), indicates there may be a need to provide informational and loan counseling services to lower income groups in the City. While the earlier analysis of housing sales prices indicates low income households are effectively priced out of the ownership market in Agoura Hills, some lower income households may be able to move into homeownership in the City's condominiums with limited public assistance.

Table H-14
City of Agoura Hills
Disposition of Conventional Loans

Applicant Income	Home Purchase Loans				Home Improvement Loans			
	Total Apps.	% Originated	% Denied	% Other	Total Apps.	% Originated	% Denied	% Other
Low (<80% MFI)	23	69.5%	13.1%	17.4%	5	60.0%	20.0%	20.0%
Moderate (80-120% MFI)	77	61.0%	20.8%	18.2%	15	33.3%	46.7%	20.0%
Upper (120%+ MFI)	725	67.4%	12.5%	20.0%	98	47.3%	36.7%	16.3%
Not Available	40	57.5%	12.5%	30.0%	1	0.0%	0.0%	100.0%
Total	865	66.5%	13.3%	20.2%	119	45.4%	37.7%	17.6%

Source: Home Mortgage Disclosure Act (HMDA) data for 1997. Tabulated with the Centrax software.

Overall, the denial rate for home improvement loans is almost three times higher than for conventional home purchase loans. In 1997, 119 households in Agoura Hills applied for home improvement loans and about 37 percent were denied, indicating the continued need for City assistance in providing rehabilitation assistance loans. As with conventional loans, the majority of the applications were from upper income households, with only 4.2 percent of the total applications received from low income applicants. This supports the need for a government-assisted rehabilitation assistance program for low income households.

The top mortgage lenders for loan applications from Agoura Hills' residents in 1997 are summarized below in Table H-15. The remaining lenders processed less than 36 applications each and are not shown.

Table H-15
City of Agoura Hills
Primary Mortgage Lenders

Institution	Number of Applications
Countrywide Home Loans	66
First Nationwide Mortgage	64
Chase Manhattan Mortgage	43
Washington Mutual Bank, FA	41
Bank of America, NT & SA	37
Norwest Mortgage	36

Source: Home Mortgage Disclosure Act (HMDA) data for 1997.
 Tabulated with the Centrax software.

Affordable Housing Developments

Several funding sources are necessary as part of a financing package for an affordable housing development. In general, the following distribution per financing component as shown in Table H-16 is typical.

Table H-16
Financing Components and Sources of Financing

Financing Component	Percent of Financing	Sources of Financing (a)
First Mortgage	20% to 40%	CCRC, SAMCO, Tax-exempt bonds 501(c)(3) bonds
Second Mortgage	30% to 60%	CDBG RHCP 20% Set-Aside
Equity	20% to 40%	Tax Credits Housing Trust Funds 20% Set-Aside

CCRC = California Community Reinvestment Corporation
 SAMCO = Savings Association Mortgage Company, Inc.
 CDBG = Community Development Block Grants
 RHCP = Rental Housing Construction Program

Equity for rental affordable housing developments can be raised by the tax credit provisions of the 1986 Tax Reform Act. The tax credits can provide from 25% to 40% of the total project costs for an affordable housing development. The credits are used to raise funds from investors. In return for the tax benefits (including credits) that they receive, investors contribute equity capital as limited partners in a partnership which owns the housing. Generally, a significant part of the project costs (not including land) can be raised from individual and corporate investors. The general partners of the partnership are usually the developers of the project, who act as managing partners and provide net worth.

The tax credit can apply to projects produced or acquired by for-profit or nonprofit developers. Property is eligible for the tax credit if: 1) at least 20% of the housing units in the project are occupied by individuals with incomes of 50% or less of area median income; or 2) at least 40% of the units in the project are occupied by individuals with incomes of 60% or less of the area median income, adjusted for family size (and which the IRS may adjust for areas with unusually low family income or high housing cost relative to family income).

Debt financing can be secured from several state, county, and city resources. The resources include:

- California Housing Finance Agency (CHFA)
- Savings Association Mortgage Company, Inc. (SAMCO)
- California Community Reinvestment Corporation (CCRC)
- State Rental Housing Construction Program¹ (RHCP)

The costs of development and construction add significantly to the cost of supplying affordable housing. The amount of subsidy is that which would be necessary to develop and provide the required housing units at levels affordable to low and moderate income households, or the amount remaining once the total homeownership or rental costs for a tenant have been deducted from the development costs of the unit. Development costs represent those costs typically required to construct each type of unit including the cost of land, construction hard costs, soft costs, the costs of financing, and various City residential development fees. According to an inclusionary fee study recently conducted for the City, development costs for Agoura Hills were estimated to range from \$140,000 per unit for a multi-family rental project, to \$190,000 for units in a small lot subdivision, to \$310,000 for units in a standard single-family subdivision.

¹Loan term of 40 years; principal repayments are deferred for 30 years. Interest on the loan is 3% calculated on a simple basis and interest payments are made out of cash flow when it is available.

2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. The City is nearly built out with few vacant lots remaining which are not subject to constraints precluding residential development. Recent property sales, as well as current properties on the sale market were used to determine land costs. Based on the data collected, average land prices ranged from slightly more than \$5 per square foot to nearly \$16 per square foot. Table H-17 shows the land costs by land use category, and calculates an average price for lots in each category. As shown in the table, average prices per lot range from \$57,180 for a 6,000 square foot single family lot to more than \$344,000 for a one acre Residential Very Low Density lot.

In addition to raw land costs, site improvements contribute to the cost of land, as most remaining vacant parcels in the City have severe topographic constraints and necessitate significant grading to accommodate development. Thus, land costs alone produce a situation where housing is not within the financial means of lower income households. The high land costs make construction of lower income housing in the City almost impossible without governmental assistance.

Table H-17
City of Agoura Hills
Land Costs

General Plan Land- Use Category	Minimum Lot Size	Number sold	Price Range (\$/s.f)	Average Price/s.f	Average Price per lot
RV-Residential Very Low Density	1 acre	9	\$2.97-\$11.48	\$7.91	\$344,560
RV-OA Residential Very Low Density- Old Agoura	1 acre	4	\$2.87-\$6.61	\$5.13	\$223,463
RL-Residential Low Density	20,000 s.f	7	\$2.07-\$17.00	\$9.12	\$182,400
RS-Residential Single-Family	6,000-15,000 s.f	1	\$9.53	\$9.53	\$57,180- \$142,950
RH-Residential High Density	17,500	2	\$12.52-\$19.25	\$15.88	\$277,900

Sources: Troop Real Estate; City of Agoura Hills

3. Cost of Construction

Construction costs are the total cost to the developer exclusive of profit, but including land, fees, materials, labor and financing. These costs vary depending on the size, roofing materials, carpeting and other features. A major cost associated with building a new unit is the cost of building materials. In the current Southern California real estate market, the single factor which has the most impact on the cost of building a new house is the cost of building materials. It is estimated that these costs account for approximately 40 to 50 percent of the sales price of a new home.

Hard construction costs are also based on input from area developers and assumed to be an average cost per square foot of building area depending on the type of development. This cost is assumed to represent average quality construction. Typical residential construction costs for a standard single-family home range from \$60 to \$70 per square foot, and for multi-family units are about \$50 per square foot excluding parking.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing.

4. Contractual Constraints

The majority of residential development projects in Agoura Hills have formed private homeowners' associations. Many of these homeowners' associations have placed Covenants, Conditions and Restrictions (CC&Rs) on open space areas in their tracts, thereby limiting permitted development. In many instances, the deed restrictions on development in open space areas were a result of tradeoffs to allow greater density in the flatter portions of the residential tract.

In some instances the City zoning ordinance is less restrictive than the established CC&Rs. The City enforces the provisions of the zoning ordinance. However, the provisions of the CC&Rs are enforced by the homeowners associations.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Agoura Hills Housing Element 2000-2005



ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Portions of Agoura Hills are exposed to a variety of environmental hazards which may constrain the development of lower priced residential units. In addition, inadequate infrastructure may also act as a constraint to residential development. Figure H-9 maps environmental and infrastructure constraints to development in Agoura Hills.

1. Hillsides/Slopes

Large portions of Agoura Hills are covered with major hillsides which serve as a significant constraint to development; Figure H-9 illustrates those areas of the City with slopes greater than 25 percent. Development on such severely sloped parcels requires substantial modification to the natural terrain which significantly adds to the cost of development.

As a means of preventing erosion and landslides and preserving Agoura Hills' natural hillside topography, the City has adopted a Hillside Management Ordinance to regulate the density of development in hillside areas (see discussion of ordinance under Governmental Constraints). In addition, the City has adopted a Transfer of Development Regulations (TDR) program to allow development credits to be transferred from open space hillside parcels, or other sensitive open space areas, to residential areas more suited to development.

2. Noise

The majority of vacant developable parcels in Agoura Hills are located along the Ventura Freeway corridor. Only a few of these vacant parcels, however, are zoned residential. As illustrated in Figure H-9, all freeway parcels are exposed to noise levels of 65 CNEL and above. While the rear portions of these parcels are not exposed to such extreme noise levels, steep slopes generally preclude their development.

Both the Department of Housing and Urban Development (HUD) and State Department of California have established mandatory noise guidelines for residential construction. New residential development cannot be exposed to outdoor ambient noise levels in excess of 65 dBA (CNEL or Ldn), and sufficient insulation must be provided to reduce interior ambient levels to 45 dBA. Freeway parcels in Agoura Hills do not meet these noise criteria. However, sound attenuation techniques including freeway soundwalls, double pane windows and building orientation can all be utilized to reduce noise to acceptable levels for residential development.

Sound walls can significantly reduce noise levels along freeway routes, thereby lessening the incompatibility of locating residential uses adjacent the freeway. However, Caltrans has established a priority system for developing freeway sound walls and will only construct sound walls for residential neighborhoods which were developed prior to freeway construction. Nonetheless, in the mid 1990s, the City worked with Caltrans in constructing a soundwall opposite existing residential development west of Lake Lindero Drive.



Figure H-9
Housing Constraints

3. Lack of Sewer Availability

Presently, there are no sewer lines in place in the majority of the Old Agoura and Indian Hills area. Residences are served by individual septic tanks and leach lines. Insofar as the area remains on a septic system, this will prevent the development of higher density housing. Individual developers can install sewer systems to support development, however, this would contribute significantly to the cost of housing.

HOUSING RESOURCES

Agoura Hills Housing Element 2000-2005



HOUSING RESOURCES

The following section describes and analyzes the resources available for the development, rehabilitation and preservation of housing in Agoura Hills. The section begins with an overview of the availability of land resources, or residential sites for future housing development in Agoura Hills and an evaluation of the City's ability to provide adequate sites to address its identified share of future housing needs (Availability of Sites for Housing). This section also presents the financial resources available to support in the provision of affordable housing in the community, and specifically identifies funding amounts for redevelopment set-aside, In-Lieu Housing Fees, and CDBG (Financial Resources). The final part of the section is an overview of energy conservation resources available to the City and its residents.

AVAILABILITY OF SITES FOR HOUSING

The City contains approximately 2,000 acres of undeveloped land. However, the vast majority of the land is subject to a variety of environmental, legal, and infrastructure constraints that preclude housing development. In addition, many potential sites are characterized by steep slopes, and lack sewer capacity, limiting their ability to support housing. These constraints to residential development are described in detail in the prior section.

The Regional Housing Needs Assessment (RHNA) prepared by SCAG has allocated Agoura Hills a construction need of 77 units for the 1998-2005 period, as shown in Table H-18. The majority of the units (44) are allocated to above moderate income households, while 33 units are allocated to lower and moderate income households.

Table H-18
City of Agoura Hills
Regional Housing Needs Assessment (RHNA)

Income Category	Dwelling Units	% of Total
Very Low	12	15%
Low	8	10%
Moderate	13	18%
Above Moderate	44	57%
Total	77	100%

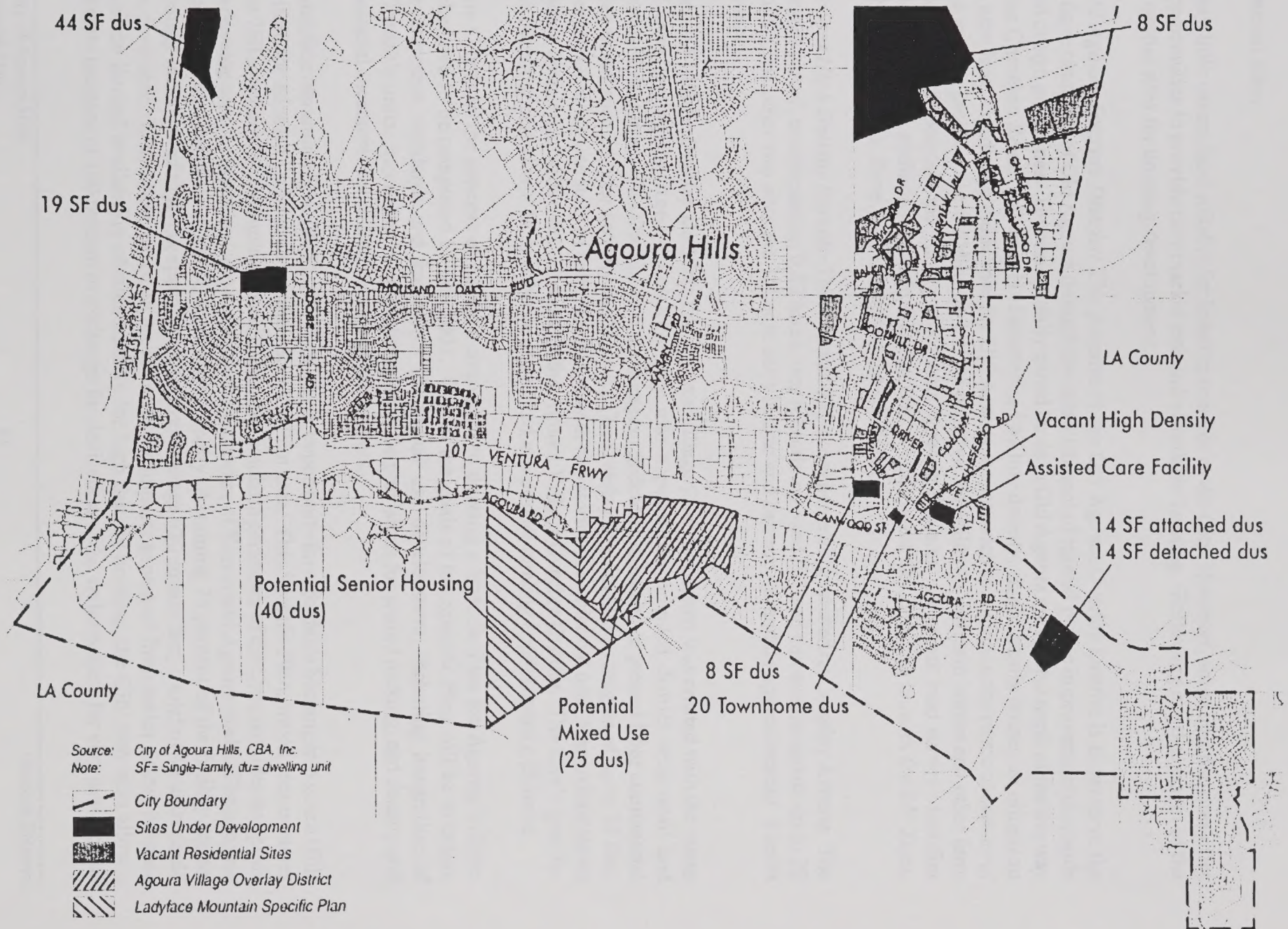
Source: SCAG Draft Regional Housing Needs Assessment,
November 1999.

Table H-19 summarizes vacant sites suitable for residential development and the associated densities permitted under the General Plan. Also included in the Table are sites developed or under development since January of 1998, which can be credited towards the City's 1998-2005 RHNA allocation. Figure H-10 illustrates the location of these sites in the City. As indicated in this Table, approximately 292 additional units can be developed in Agoura Hills, reflective of the City's built out nature. Specific sites and projects under development are discussed in detail following the Figure.

Table H-19
Potential Residential Development Summary: 1998 - 2005

Residential Dwelling Unit Potential					
Land Use Category (maximum density)	Vacant Land		Second Units	Development Since 1/98 ¹	Totals
	Acreage	Units			
Open Space & Rural Res. - OS (0.5 du/ac)				8	8
Very Low Res. -RV (1 du/ac)		31			31
Low Density Res. - RL (2 du/ac)		21			21
Single-family - RS (6 du/ac)		15	25	85	125
Medium Density - RM (15 du/ac)				14	14
High Density - RH (25 du/ac)	1.3	28			28
Ladyface Mountain Specific Plan	750	40			40
Agoura Village Overlay District	40	25			25
TOTALS		160	25	107	292

¹ Includes projects under development



Vacant Sites

Very little vacant land suitable for housing remains in the City. However, some specific sites offer opportunities to provide new market rate and affordable housing. Following is a discussion of the potential sites for housing development.

Old Agoura Overlay District: The purpose of the Old Agoura Overlay District is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines. The residentially zoned lands in Old Agoura are located north of the freeway near Chesebro Road. This area is characterized by low density, single family homes on minimum ½ acre lots. The design guidelines for Old Agoura are intended to maintain the rustic character of the area, to prohibit overbuilding on lots, to preserve the ability to maintain horses and other farm animals, and maintain the variety of housing types in this area. A vacant land survey identifies potential for 75 additional units in Old Agoura: 8 units in the OS Zone, 31 units in the RV Zone, 21 units in the RL Zone, and 15 units in the RS Zone.

Vacant High Density Parcels: Three vacant RH-zones parcels are located on Colodny Avenue. The largest parcel, encompassing 0.82 acres, was recently rezoned RH and can accommodate up to 20 units. The other two sites are 1/4 acre each in size and can accommodate approximately 4 units each.

Agoura Village Overlay District: The Agoura Village Overlay District was created with the intent of transforming the Agoura Road corridor into a pedestrian oriented district with retail and entertainment uses. The District also encourages residential units above ground floor commercial uses to enhance 24 hour activity in the area. The Overlay District allows heights of up to 35 feet, thereby allowing one story of commercial use with two stories of residential use. Approximately 40 vacant acres exist within the 73 acres of the Agoura Village Overlay District. The City's goal for the planning period will be to achieve one mixed use project totaling approximately 25 units.

The City is in the process of hiring a consultant to develop a Specific Plan for Agoura Village, scheduled to be completed by late 2001. One of the goals of the Specific Plan will be to define development standards and incentives for mixed use development, including integration of affordable units. Incentives to be evaluated include provisions for shared parking, and density and financial incentives for mixed income developments.

Ladyface Mountain Specific Plan: There is also opportunity for affordable housing in Agoura Hills within the adopted Ladyface Mountain Specific Plan area. This Specific Plan, which encompasses the 750 acre Ladyface Mountain located along the southern perimeter of the City, provides an option to develop senior citizen housing at the southwest corner of Kanan and Agoura roads. The adopted specific plan allows for a 33,000 square foot facility. Assuming 75 percent of the facility square footage is dedicated to living space and unit sizes average 620 square feet, a total of 40 units could be developed. In addition, based on the lower traffic impacts generated from senior citizen housing and the limited availability of sites suitable for high density housing, the City may also allow a density increase of 100 percent in exchange for dedication of the entire project for very low income

seniors.

Residential in Commercial Districts

As a means of providing additional sites for multi-family development, the City is pursuing an amendment to its Zoning Code to allow Residential High Density (subject to a CUP) in selected locations within the Commercial/Retail Service (CRS) zone district. CRS properties located north of Canwood Street and east of Kanan Road which abut residential zoning and have nearby access to parks and open space will be permitted to be developed with multi-family residential at densities up to 25 units/acre. The City has identified two vacant CRS parcels totaling 32 acres which meet these criteria, and has been contacted regarding development of approximately 300 apartment units on one of the sites. Development of this magnitude would be subject to the City's Inclusionary Housing Ordinance, ensuring 15 percent of the units be provided as affordable.

A program has been added to the Housing Element to amend the CRS zone by late 2001 to conditionally permit residential High Density. In 2000, the City made a similar amendment to the CRS zone to conditionally permit assisted living facilities.

Second Units

Pursuant to State Law, the City has established standards and procedures for the construction of second units in the RS, RM and RMH zones. Second units provide an important affordable housing resource in the community and are encouraged under Housing Element programs. The City contains many large lots that can accommodate a second unit. In addition, the City has reduced the parking requirement for second units to one covered space to better facilitate development.

Sites Developed/Under Development

Following is a discussion of sites currently under development, or development that has occurred since January 1998, which can be credited towards the current RHNA allocation.

Agoura Road: A 28-unit single-family development (2 tract maps of 14 units each) has been entitled along Agoura Road; 14 of the units are detached and 14 are attached. Since the development contains more than 10 units, the inclusionary housing ordinance applies. However, in place of providing the affordable units, the developer will pay an in-lieu fee of \$175,000 to fulfill the inclusionary housing requirement.

Pacific Heritage Development: The Pacific Heritage Development is a 44-unit single-family project developed under the City's cluster housing standards. The tract map for the project has been approved by the City. The developer will pay an in-lieu fee to fulfill the project's inclusionary housing obligation, and will contribute approximately \$275,000 to the City's Housing Trust Fund.

Warner Financial: A tentative tract map has been approved for the Warner Financial project. The project will consist of 19 single-family homes, and will generate approximately \$120,000 in-lieu fee

revenues.

Assisted Care Facility: In addition to the aforementioned developments, a 160 unit assisted care facility for seniors on Chesebro Road is also under construction in the City. The facility is designed to provide the tenants with a community atmosphere, while providing assistance with various daily activities. A dining facility will be included in the development, and will provide tenants with three meals per day. Laundry service and a van shuttle will also be provided. The facility is tentatively scheduled to open in April 2001. With an absence of any senior housing in the community, assisted living will help address an unmet housing need for the City's aging senior population. However, this assisted care facility is considered group housing, and as such cannot be credited toward the City's share of regional housing needs for new housing units (RHNA).

Comparison of Sites with RHNA Allocation

Based on the sites inventory presented previously, 292 units can be developed in the City, exceeding the City's regional housing needs (RHNA) allocation of 77 units. The allocation of 33 units for lower and moderate income households can be met through the development of the 40 unit senior housing project, second units, and through the 28 potential units in the High Density Zone. In addition, mixed use development in Agoura Village can provide housing for moderate income households, as well as low income households where incentives are provided. The allocation for above moderate income households has already been met through the 107 single-family homes developed or under development. In total, these single-family projects contributed \$570,000 to the City's Housing Trust Fund which will be used to support the development housing for low and moderate income households.

The City's residential sites inventory will be significantly expanded when the CRS zone is amended to allow multi-family residential use. With approximately 32 acres of vacant CRS land suitable for residential development, a range of between 200 and 400 multi-family units could be developed.

FINANCIAL RESOURCES

There are a variety of potential funding sources available for housing activities in Agoura Hills. Due to both the high cost of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required. Table H-20 lists the potential funding sources that are available for housing activities. They are divided into five categories including: federal, state, county, local and private resources. The following describes in greater detail the three primary housing sources currently used in Agoura Hills - Redevelopment Set-Aside, the Housing Trust Fund, and Community Development Block Grant (CDBG).

Redevelopment Set-Aside

Redevelopment set-aside funds represent a potential source of funds to be directed toward the preservation, improvement, and development of affordable housing in Agoura Hills. As required by California Redevelopment Law, Agoura Hills Redevelopment Agency sets aside 20 percent of all tax increment revenue generated from the redevelopment project area for the purpose of increasing and improving the community's supply of housing for low- and moderate income households. These set-aside funds are placed in a separate Low- and Moderate-Income Housing Fund. Interest earned on money in the Fund, and repayments from loans, advances or grants are returned to the Fund and used to assist other affordable housing projects and programs.

The City adopted a Redevelopment Project Area in 1992. Due to a decrease in property values in the early to mid-90s, the Redevelopment Project Area did not begin generating a positive tax increment until 1999. Tax increment projections during the 2000-2005 Housing Element period anticipate approximately \$875,000 to be contributed to the Redevelopment Housing Set-Aside Fund. The Agency has no outstanding obligations for these funds, and therefore all of these funds are available for affordable housing program activities.

Housing units developed using the 20 percent set-aside funds must remain affordable to the targeted income group for the longest feasible period of time and not less than 15 years for rental housing and 10 years for ownership housing. However, there are provisions that allow for a term of less than 10 years if the Agency receives a fair return on invested funds.

So long as the expenditure directly serves to increase, improve, or preserve the supply of low- and moderate-income housing, Redevelopment Law allows for a broad range of uses for the Low/Mod Housing Fund. These uses include, but are not limited to the acquisition of land or buildings, construction of buildings, rehabilitation of buildings, subsidies, and on-site and off-site improvements.

The Housing Programs chapter of the Housing Element identifies three programs for expenditure of redevelopment set-aside funds during the five year time frame of the Element: Development Incentives (#7), Senior and Workforce Housing Development (#8), and City Fee Reductions (#15). All of these programs support in the production of affordable housing.

Housing Trust Fund

In September of 2000, the City revised its Inclusionary Housing Ordinance to allow for payment of an in-lieu housing fee as an alternative to providing the required 15 percent affordable units on or off-site. The City conducted a nexus study to determine the appropriate in lieu fee amount to off-set the cost of providing the affordable units. Current fee levels are \$6,277 per unit for single-family homes and condominiums, and \$4,541 per unit for apartments. The fees collected are placed into a Housing Trust Fund for the development of low and moderate income housing. The City currently has three projects that will pay the in-lieu fee, and anticipates receiving approximately \$570,000 to support the development of affordable housing. In addition, other developments of more than 10 units may also pay the in-lieu fee, contributing additional funds for affordable housing.

As indicated under the Housing Program section of the Element (Program #8), the City will direct Housing Trust Fund monies towards the production of affordable housing for the community's workforce and senior citizen populations.

Community Development Block Grant (CDBG)

Through the CDBG program, HUD provides funds to local governments for a variety of community development activities. Agoura Hills is a participating City in the CDBG Program administered through Los Angeles County. The City receives approximately \$160,000 annually in CDBG funds from the County which are utilized for a variety of eligible purposes, and will continue to be used to stabilize neighborhoods and preserve and upgrade the existing housing stock.

Table H-20
Public and Private Resources Available for Housing and
Community Development Activities

Program Type	Project Name	Description	Eligible Activities
1. Federal Programs	Community Development Block Grant (CDBG)	Grant program for housing and community development activities available through the County's annual grant to Agoura Hills. Recipients must be low to moderate income (up to 80% MFI), or reside in a low and moderate income target area	Acquisition Rehabilitation Homebuyer assistance Economic development Homeless assistance Public services (15% cap) Neighborhood revitalization
	Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units (certificates), or directly to tenants (vouchers). Section 8 tenants must be low income (up to 50% MFI). Administered by the Los Angeles County Community Development Commission.	Rental assistance
	Home Investment Partnership Act (HOME)	Flexible grant program for housing activities that benefit low-income households. City must apply competitively through County for funding.	New construction Acquisition Rehabilitation Homebuyer assistance Tenant-based assistance Planning
	Section 202	Grants to non-profit developers of supportive housing for the elderly. Rental assistance is available to very low income elderly persons (up to 50% MFI).	Acquisition Rehabilitation New construction Rental assistance Support services
2. State Programs	Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time home buyers for the purchase of new or existing single family housing. Local agencies make certificates available.	Home Buyer Assistance
	Southern California Housing Finance Agency (SCHFA) Home Mortgage Purchase Program	SCHFA sells tax exempt bonds for below market rate loans to first time homebuyers. Program operates through participating lenders who originate loans for SCHFA purchase.	Home Buyer Assistance

Table H-20
Public and Private Resources Available for Housing and
Community Development Activities

Program Type	Project Name	Description	Eligible Activities
	Low Income Housing Tax Credit	Tax credits available to individuals and corporations that invest in low income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing	New Construction Rehabilitation Acquisition
3. County Programs	Countywide HOME Rental Rehabilitation Loan	Provide low-interest loans to rental property owners for rehabilitation of multi-family units for tenants at or below 80 % MFI.	• Rehabilitation
	Countywide Affordable Homeownership Program	Provide homeownership opportunities to low-income households (at or below 80% MFI).	• Home Buyer Assistance
	Lease-to-Own Homeownership Program	Provide assistance to low and moderate income households earning up to 140 percent of the MFI. Tax Exempt Bond issues; private long-term mortgage financing.	• Home Buyer Assistance
	Countywide Affordable Rental Housing Development Program	Provide financial and technical assistance acquire sites and develop affordable rental housing. Below-market interest rate loans for construction and permanent financing. At least 20% of units must be set aside for rental by households at or below 50% MFI. .	• Acquisition • New Construction
	Tax Exempt Multi-Family (Renters) Revenue Bond Program	Below-market interest rate loans for construction and permanent financing. At least 20% of units must be set aside for rental by households at or below 50% MFI.	• New Construction

Table H-20
Public and Private Resources Available for Housing and
Community Development Activities

Program Type	Project Name	Description	Eligible Activities
3. Local Program	Agoura Hills Redevelopment Agency	20 percent of Agency tax increment funds are set-aside for affordable housing activities governed by state law.	New Construction Rehabilitation Acquisition
	Housing Trust Fund	In-lieu fees paid by developers to fulfill inclusionary housing requirements are placed into a Housing Trust Fund for the production of affordable housing.	New Construction Acquisition Homebuyer Assistance
4. Private Resources/ Financing Programs	Federal National Mortgage Association (Fannie Mae) Programs	Loan applicants apply to participating lenders for mortgage assistance	Home Buyer assistance Rehabilitation Downpayment assistance
	Federal Home Loan Bank Affordable Housing Programs	Direct Subsidies to non-profit and for-profit developers and public agencies for affordable low income ownership and rental projects	Predevelopment costs Site acquisition Construction Rehabilitation
	Low Income Housing Fund (LIHF)	Non-profit lender offering below market interest, short term loans for affordable housing in both urban and rural areas. Eligible applicants include non-profits and government agencies.	Predevelopment costs Site acquisition Construction Rehabilitation
	Private Lenders	The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low and moderate income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing programs, such as first-time homebuyer, housing rehabilitation, or new construction.	Varies, depending on individual program offered by bank

OPPORTUNITIES FOR ENERGY CONSERVATION

Because of the limited projected new dwelling unit growth of the City of Agoura Hills, a large scale program of energy conservation with respect to residential development is not considered necessary. However, the City does enforce the State's energy conservation regulations on all new dwelling units. Special attention to energy conservation opportunities also will be given to any large-scale residential developments that may be proposed in the future, and the rehabilitation of existing units. City design guidelines call for energy efficiency through such measures as orientation of structures for solar access. In addition, the Conservation Element of the General Plan contains the following implementation measures to encourage energy conservation:

Create an information and referral service promoting energy conservation measures available through Southern California Edison and Southern California Gas Company;

Develop regulations in the City's Zoning Ordinance for new residential subdivisions to provide opportunities for the use of solar power; and

Adopt a solar access ordinance to preserve air space, thereby preserving the opportunity to utilize solar power.

Following are examples of local policies, plans, and development standards that have been successful in reducing energy costs or consumption:

promotion of compact, higher density, and infill development;

the active, constructive enforcement by local building officials of existing state residential energy conservation standards;

standards for street widths, landscaping of streets and parking lots to reduce heat loss or provide shade; and

standards for energy efficient retrofits to be met prior to resale of homes.

Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an "energy budget". The following are among the alternative ways to meet these energy standards:

Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. In addition to energy-conserving design, local utilities offer the following energy conservation assistance programs to Agoura Hills residents:

Southern California Edison Customer Assistance Program

Southern California Edison (SCE) offers a variety of energy conservation services under Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. All CAP participants must meet the federally-established income guidelines. Most services are available free of charge.

Southern California Gas Company Involvement Program

the Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

EVALUATION OF ACCOMPLISHMENTS

Agoura Hills Housing Element 2000-2005



EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED ELEMENT

State Housing Element law requires communities to assess the achievements under their adopted housing programs as part of the five year update of the Housing Element. The 1992 Agoura Hills Housing Element contains a set of goals and policies for the five year time frame of the housing element (1989 - 1994). The following section reviews the programs of the 1992 Housing Element, including progress on the implementation of programs, and the appropriateness of goals and policies. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in the final section of this Housing Element.

1. Adequate Housing Sites

A. Land Use Element: The 1992 Housing Element established a goal of providing adequate sites to accommodate the RHNA allocation of 721 units. While Agoura Hills does have adequate land to accommodate its regional growth needs, much of the vacant land owned in the City is subject to a variety of environmental, infrastructure and contractual constraints that preclude development for residential uses. The City was not able to achieve construction of 721 units during the time frame of the Housing Element due to recessionary impacts on development both locally and regionally. However, the City did maintain an inventory of available sites for residential development and made it available to prospective residential developers. Approximately 110 housing units were constructed during the time frame of the Element, including 101 single family detached units, and 9 multi-family units. An additional 4 single family detached homes were built from 1994 to 1998.

In order to facilitate the development of multi-family housing, the City amended its Zoning Ordinance in 1993 to permit multi-family development through the use of the site plan review process rather than the conditional use permit.

B. Second Units: The 1992 Housing Element identified a goal of amending the Zoning Ordinance to permit second units, and to conduct public outreach to promote the ordinance. The City estimated that 10 units would be built each year.

The Zoning Ordinance was amended to permit second units and to allow for reduced parking standards. The City also implemented a program to facilitate the development of second units and granny flats, including providing information to notify both homeowners and residential developers of the opportunity to add a second unit or granny flat, or integrate second units in the entire project where feasible. However, only two second units have been completed. The residential site inventory indicates substantial potential for second units and granny flats in Agoura Hills based on a large number of underutilized residential parcels. Rent for second units is currently between \$600 and \$800 per month, providing affordable rental opportunities for residents. The program remains appropriate for the 2000-2005 period, during which the City anticipates that 25 units can be developed.

C. Mobile Homes: The existing Housing Element identified a goal of amending the zoning ordinance to permit mobile homes in all residential zones. The City modified the Zoning Ordinance in 1993 to permit mobile homes in all residential zones, subject to the same development, design and permitting standards currently specified in the Zoning Ordinance (Section 9280.410). Additional residential designations in which mobile homes are permitted include RL (residential-low), RR (residential-rural), and RV (residential-very low).

D. Senior Citizen Housing: The Ladyface Mountain Specific Plan includes a site designated for senior housing development. The 1992 Housing Element anticipated that the site would be developed with a 40 unit senior housing project. The original developer for the senior housing backed out of the project, and the site still remains vacant. However, the City now has access to new sources of funds to support the development of affordable housing, including in-lieu fees and Redevelopment Set-Aside, and the City's senior population continues to grow. The City will actively pursue development of the site during the 2000-2005 period.

E. Sites for Homeless Shelters/ Transitional Housing: The 1992 Housing Element established a program whereby the City would amend the Zoning Ordinance to allow homeless shelters in the commercial zones, and transitional housing in all residential zones. The Zoning Ordinance has been amended; homeless shelters are currently permitted in commercial zones, and transitional housing is permitted in residential zones.

2. Low/Moderate Income Housing

A. Inclusionary Housing Ordinance: The goal of the 1992 Housing Element was to enforce the provisions of the existing housing element and provide 52 affordable housing units with other new development. The City's Inclusionary Housing Ordinance requires 15% of the units in projects with more than 10 units to be set aside for low and moderate income households. Until recently, the City required that the units be built on-site or at an appropriate off-site location, without the option for payment of an in-lieu fee. Only two projects developed in the City have met the unit threshold to trigger the inclusionary requirement, and both projects provided the units on site. In September of 2000, the City revised the Inclusionary Housing Ordinance to allow for payment of an in-lieu housing fee. With three projects currently in the pipeline, the City anticipates receiving approximately \$570,000 in fee revenues to support the development of affordable housing.

B. Density Bonus Ordinance/Policy: The 1992 Housing Element established a goal of revising the Low and Moderate Income Housing Permit to reflect State Density Bonus law. The Low and Moderate Income Housing Permit provisions have been revised to reflect current State Density Bonus standards, including requiring 30 year terms of affordability, eliminating bonuses for moderate income, and requiring one additional regulatory incentive to be provided along with the density bonus. The permit provides for the approval of density bonuses or other incentives, where appropriate, to reduce development costs or otherwise facilitate projects that provide minimum percentages of low and moderate income housing. The City had a goal of 43 density bonuses, however, there were no applicable permit applications.

C. Shared Housing: The existing Housing Element proposed a program to provide informational brochures for shared housing programs for seniors. A Senior Home Sharing Program is operated at

the Human Resources Center in Thousand Oaks, which assists seniors in locating roommates to share existing housing in the community. Although this service is still available, the City has not received any requests for such services.

3. Remove Governmental Constraints

A. City Fee Reduction System: Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. These fees contribute to the cost of housing and can constrain the development of lower priced units. As a program in the 1992 Housing Element, the City reviewed the fees, and reduced fees for affordable housing by 50 percent. This program continues to be appropriate to the Housing Element as the City reviews the types of projects for which fee reductions are appropriate.

B. Annexation Opportunity Monitoring: The 1985 Agoura Hills General Plan had anticipated a phased annexation of unincorporated areas that would contribute to meeting future housing needs. The City had identified two potential annexation areas in Los Angeles County to the east (Potomac Properties) and south (Agoura Canyon Ranch). The 1992 Housing Element established a goal of increasing land availability through annexation, where feasible. However, the City decided not to actively seek annexation of either area. This program is no longer appropriate for the Housing Element.

4. Conserve and Improve Housing

A. Code Enforcement: To enhance the quality of housing in the City, the 1992 Housing Element contained a code enforcement program that would enforce the UBC and local housing code. The City has continued to operate a code enforcement program. Properties with code violations are referred to the County for rehabilitation assistance. This program remains appropriate for the 2000-2005 period.

B. Low/Moderate Income Stock Monitoring and Management: As a program in the 1992 Housing Element, the City anticipated compiling an inventory of all assisted housing units. However, the Oakridge Apartments, which was the lone assisted project in the City, is no longer considered as an affordable project, as rent levels for designated "low income" units well exceed maximum affordability levels. Therefore, this program is no longer appropriate for the Housing Element. (See F on the following page for further discussion.)

C. Condominium Conversion Ordinance: The 1992 Housing Element established a program for the City to continue enforcing the provisions of the condominium conversion ordinance. The City continued to require a Conditional Use Permit (CUP) for condominium conversions to regulate the potential loss of rental housing stock. Conversion requirements include relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. There were no requests for conversions during the time frame of the Element. Nonetheless, with the market for condominiums back on the rise as single-family home prices increase, this program remains appropriate.

D. Housing Rehabilitation: To maintain the quality of the housing stock, the City was to advertise the availability of rehabilitation assistance available through the Community Development Block Grant Program. After an assessment of the community development needs in 1998, the City established a housing rehabilitation program for low and moderate income households. The City anticipates providing grants and/or loans to 50 households during the 2000-2005 period, and will provide information on the program in conjunction with code enforcement efforts.

E. Reverse Mortgage Program: The 1992 Housing Element stated that the City would implement a reverse mortgage program, which would allow senior households to draw income from the accumulated equity in their homes. However, the reverse mortgage program has not drawn interest from seniors, and has also fallen out of favor with the lending community. Therefore, this program is no longer viable for the City and will not be included in the 2000-2005 programs.

F. Mortgage Revenue Bond Refinancing: The 1992 Housing Element proposed a program to monitor the affordability status of the 36 “low income” units in the Oakridge Apartments. The previous affordability controls on the Oakridge Apartments expired in 1995. However, the project has been refinanced several times, most recently in 1999. The current rental rates at the complex are not at affordable levels, though tenants occupying the 36 “low income” units do receive a discount of \$25 on their monthly rent. As Oakridge is no longer considered an affordable housing project, this program is no longer appropriate for the Housing Element.

5. Equal Housing Opportunity

Fair Housing Referrals/ Reduce Practices that Impede Fair Housing: The City has continued to provide fair housing referrals and fair housing information. City staff has become knowledgeable of fair housing statutes and laws through attendance of workshops offered by the San Fernando Valley Fair Housing Council.

APPROPRIATENESS

The goals, objectives and policies of the 1992 Housing Element remain essentially appropriate. Additional programs have been added, including a local Single Family Rehabilitation loan program, and several programs available to support in the production of affordable housing available through the County. The City has also adopted an in-lieu fee program to provide further flexibility in addressing inclusionary housing requirements. All other goals and policies have been retained and objectives reinstated in compliance with State law, encompassing numerical targets for rehabilitation, conservation and development of housing.

The City Adopted a Redevelopment Project Area in 1992, but with nominal development until recent years, the first contributions to the housing set-aside funds were made in 1999. During the future five year Housing Element time frame, an estimated \$875,000 in Redevelopment Housing Set-Aside funds, combined with at least \$570,000 in Housing Trust Fund revenues, will enable the City to conduct more active housing program outreach and assistance not previously available given prior current funding limitations.

GOALS AND POLICIES

Agoura Hills Housing Element 2000-2005



GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City of Agoura Hills intends to implement to address a number of significant housing-related issues. Section 65583 (b) of the Government Code requires: "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing."

With a very limited supply of land available and limited public funding resources, Agoura Hills will focus on protecting and preserving its existing housing stock. In addition, the City has recently modified its inclusionary housing ordinance to allow for payment of an affordable housing in-lieu fee to be used for the development of affordable housing units.

The following five major issue areas are addressed by the goals and policies of this Element. The supporting goals and policies are organized by each of these issue areas and discussed in the following section.

Conserve and improve the condition of the existing stock of affordable housing;

Assist in the development of affordable housing;

Provide adequate sites to achieve a diversity of housing;

Remove governmental constraints, as necessary; and

Promote equal housing opportunity.

Conserve and Improve Existing Affordable Housing

GOAL 1: Maintain and enhance the quality of housing and residential neighborhoods.

Policy 1.1: Provide adequate city services necessary for the maintenance and upkeep of the existing supply of housing.

Policy 1.2: Assist property owners and landlords in maintaining and improving their property through City and County rehabilitation assistance programs.

Policy 1.3: Continue to enforce codes and ordinances that will serve to correct substandard premise and structural conditions.

Policy 1.4: Assist very low income renters to remain in the community through the Section 8 rental assistance program.

Policy 1.5: Maintain a condominium conversion ordinance aimed at preserving the City's rental housing stock, and providing tenant protections for units approved for conversion.

Assist in the Development of Affordable Housing

GOAL 2: Provide housing opportunities for the various income levels of the City.

Policy 2.1: Provide financial and regulatory assistance to support in production of affordable units. Leverage local funds with outside sources, including those identified in Table H-20.

Policy 2.2: Support the efforts of non-profit organizations, citizens, and private developers in the development of affordable housing.

Policy 2.3: Encourage the production of new housing on remaining vacant parcels designated for residential use.

Policy 2.4: Maintain an Inclusionary Housing Ordinance to facilitate private sector production of affordable housing. Establish the following priorities for the fulfillment of the inclusionary housing requirement:

- 1st Priority: Provide the affordable units on-site;
- 2nd Priority: Provide the affordable units off-site;
- 3rd Priority: Pay an in-lieu fee contribution to the Affordable Housing Trust Fund.

Policy 2.5: Participate in programs to provide homeownership assistance to lower and moderate income households.

Provide Adequate Sites to Achieve a Diversity of Housing

Goal 3: Provide opportunities for new housing in a variety of locations and a variety of densities in accordance with the land use designations and policies in the Land Use Element.

Policy 3.1: Provide for the construction of 77 new housing units during the 2000-2005 planning period in order to meet the goals of the Regional Housing Needs Assessment (RHNA).

Policy 3.2: Maintain an up-to-date site inventory that details the amount, type and size of vacant parcels, and assist developers in identifying land suitable for residential and mixed-use development.

Policy 3.3: Encourage the development of second units on existing residential properties to provide additional rental housing opportunities.

Policy 3.4: Encourage development of residential/commercial mixed-use in the Agoura Village Overlay District.

Policy 3.5: Encourage the development of an affordable senior housing project in the Ladyface Mountain Specific Plan.

Remove Governmental Constraints

GOAL 4: Attempt to remove constraints to housing development through modification of land use controls, site improvement requirements, fees and other local programs where possible.

Policy 4.1: Minimize the impact of the City's development processing and fees on new housing production costs.

Policy 4.2: Facilitate provision of infrastructure to accommodate residential development.

Policy 4.3: Facilitate timely development processing for residential construction projects and expedite project review process.

Promote Equal Housing Opportunities

GOAL 5: Provide housing opportunities including ownership and rental, fair-market and assisted, in conformance with open housing policies and free of discriminatory practices.

Policy 5.1: Disseminate and provide information on fair housing laws and practices to the community.

Policy 5.2: Promote governmental efforts to provide equal opportunity housing for existing and projected demands in Agoura Hills.

Policy 5.3: Monitor the lending practices of local lending institutions for compliance under the Community Reinvestment Act to evaluate lending activities and goals toward meeting the community's credit needs.

HOUSING PROGRAMS

Agoura Hills Housing Element 2000-2005



HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Agoura Hills' identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. The City's overall housing program strategy for addressing its housing needs has been defined according to the issue areas previously described under goals and policies.

The 2000-2005 Housing Program was prepared in the context of: 1) the nature and extent of housing needs; 2) funding and land availability constraints; and 3) experience gained from implementation of the previous Housing Element. Table H-21 at the end of this section provides a summary of the Housing Program according to the five categories listed in State Law.

Conserve and Improve Affordable Housing

Existing housing in Agoura Hills is of sound to superior quality, as most of the homes are less than 20 years old. The City will refer eligible property owners to the City's rehabilitation program as well as to the County for housing rehabilitation assistance. The new 5-Year Housing Program proposes a continuation of the code enforcement program, Section 8 rental assistance program, and condominium conversion ordinance.

1. Housing Rehabilitation Program

As the basis for evaluating establishment of a housing rehabilitation program, an assessment of the City's community development needs was conducted in 1998. This assessment indicated that in Old Agoura and some of the City's other older neighborhoods, there were signs of need for housing rehabilitation, including the need for new roofs, paint and landscaping. As a result of this needs assessment, the City established a City-wide housing rehabilitation program for low and moderate income households.

This program represents the major effort by Agoura Hills to maintain and improve the City's housing stock. The goal of the program is to provide grants and/or loans to low- and moderate- income homeowners of single family detached dwellings. Assistance is also available for interior improvements to townhome and condominium units. A grant is available to very-low and low income households to fund up to 20 percent of the rehabilitation costs up to a maximum of \$3,000. In addition, loans are available to all qualifying low and moderate income households at 3 percent interest up to a maximum of \$15,000 at a maximum term of 15 years. Qualifying seniors can defer the payment of the loan until the property is sold, refinanced, or title to the property changes.

Five-Year Program Objective: Provide grants and/or loans to 50 households over the five year period. Provide program brochures at City Hall, the public library, the Senior Recreation Center, and through the City's website, and disseminate in conjunction with code enforcement efforts.

2. Countywide HOME Rental Rehabilitation Loan Program

As a participating city in the Urban County program, Agoura Hills is eligible to participate in the County's Rental Rehabilitation Loan Program. This program provides financial assistance to rental property owners for the rehabilitation of multi-family units that are made available to tenants at or below 80 percent MFI. It allows the rental owners to rehabilitate affordable rental housing for low-income families by providing financial support through the utilization of public/private funding sources to maintain existing rental properties.

***Five-Year Program Objective:** Promote availability of the County program in conjunction with code enforcement efforts, and encourage rental property owners to participate in the program.*

3. Section 8 Rental Assistance

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households who spend more than 30 percent of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be "doubling up" to afford their own housing. Availability of assistance depends on efforts and priorities of the Los Angeles County Housing Authority, which coordinates Section 8 rental housing assistance on behalf of the City of Agoura Hills.

***Five-Year Program Objective:** Continue participation in Section 8 program. Encourage rental property owners to list properties with the Housing Authority.*

4. Code Compliance Inspection

The Housing Code is established to maintain the quality of housing in the City and to prevent deterioration of housing units. The Building and Safety Department conducts inspections to determine units in need of repair. Units found out of compliance with the Housing Code are encouraged to use the City and County repair programs to bring the properties into compliance.

***Five-Year Program Objective:** Monitor the housing conditions in the City and respond to complaints. Enforce the provisions of the UBC and Housing Code. Encourage the use of the City's CDBG housing rehabilitation programs to bring properties into compliance.*

5. Condominium Conversion

As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City has an ordinance which regulates the conversion of rental units to condominium ownership. Conversion requirements include relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units.

***Five-Year Program Objective:** Continue to assure that the requirements of the Condominium Conversion Ordinance are met.*

Assist in the Development of Affordable Housing

The Housing Element sets forth first-time homebuyer programs aimed at moving renters into homeownership and promoting neighborhood stability. The City can also take advantage of various programs that are offered on a Countywide basis. In addition, new construction is a major source of housing for prospective homeowners and renters. However, the cost of new construction is substantially greater than other program categories. An in-lieu fee program offers a cost effective means of supporting affordable housing development.

6. Inclusionary Housing Ordinance

The City of Agoura Hills requires that 15 percent of the units in projects over ten units in size to be set-aside for low and moderate income households. The units are to be built on-site or at an appropriate off-site location. The City adopted Ordinance No. 00-303 in September 2000, establishing an in-lieu fee for fulfillment of the inclusionary housing requirement. This fee will be charged by the City for developers wishing to "buy out" of their inclusionary obligation. The amount of the in-lieu fee was established based on a nexus study which determined the amount of subsidy necessary to develop and provide the required housing units at levels affordable to low and moderate income households. The current (2000) fees adopted by the City are \$6,277 per unit for single-family developments and \$4,541 per unit for apartments.

The in-lieu fee is designed to be used as the third priority to meet the inclusionary housing requirements. The first priority is to provide the affordable units on-site, and the second priority is to provide affordable units off-site. If neither on-site or off-site provision of the units is feasible, the Planning Commission may grant the developer the option of paying the in-lieu fee to be contributed into a Housing Trust Fund.

***Five-Year Program Objective:** Continue to implement the inclusionary ordinance. Direct Housing Trust Fund towards production of housing affordable to the community's low and moderate income workforce and senior citizen population.*

7. Density Bonus/Development Incentives Ordinance

The City has amended the Zoning Code to comply with the State density bonus requirements. If a developer allocates at least 20 percent of the units in a housing project to lower income households, 10 percent for very low income households, or at least 50 percent for "qualifying residents" (e.g. seniors), the City must either a) grant a density bonus of 25 percent, along with one additional regulatory concession to ensure that the housing Development will be produced at reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30-year period. The City will eliminate the CUP requirement for the Low and Moderate Income Housing Permit, and provide via administrative action.

Five-Year Program Objective: *Develop an informational handout on the Density Bonus policy as part of the Affordable Housing brochure (Program #8), and make brochure available at the City Hall kiosk, library, and on the City's website. Inform residential development applicants of the Ordinance, and through the City's Developer's Workshop on Senior and Workforce Housing.*

8. Senior and Workforce Housing Development

With an estimated 15% of the City's households headed by a senior in 2000, and an additional 25% of the City's householders turning 65 over the coming decade, Agoura Hills will begin to experience a significant increase in the need for senior housing and services. Particularly those seniors 75 years+ begin to require housing with a supportive service component. The City has no senior housing currently, although a 160 bed assisted care facility is under construction on Chesebro Road. Even with this facility, the City still lacks any supportive housing for seniors capable of independent living.

Based on 1990 Census data, approximately 40 percent of the City's 1,100 renter households had a cost burden greater than 30% of household income, the accepted standard for housing overpayment. The current countywide shortage of rental apartments, rising rents and decreasing vacancies, has increased the need for rental housing affordable to the local workforce. Like many jurisdictions, Agoura Hills has seen no new apartments developed during the past decade, and is experiencing increased demand for rentals from growing employment in the area. Workforce occupations for which high housing costs make it difficult to live in the community where the householder is employed include teachers, police and firefighters, and retail workers.

The City will assist in establishing a senior housing facility and developing low and moderate income workforce housing in several ways. First, the City will identify suitable sites for development, including sites within the Agoura Village Overlay District and Ladyface Mountain Specific Plan, as well as other commercially designated (CRS) areas potentially suitable for residential development. Second, the City will offer regulatory incentives, and/or direct financial assistance appropriate to the project. The following are among the types of incentives which may be provided:

- Contributions to off-site improvements (e.g. traffic mitigation, infrastructure upgrades, etc)
- Flexible development standards (reduced parking, reduced open space, modified setbacks, etc)
- Density bonuses
- City support in affordable housing funding applications
- Reduction in development fees
- Direct financial assistance

During the five year time frame of the Housing Element, the City will have access to two new local funding sources for the production of affordable housing: Redevelopment Set-Aside and the Housing Trust Fund. Several other significant sources of funds are available through the County and State. In addition, the City has mechanisms for regulatory flexibility through the use of the density bonus ordinance. The City contains several key sites for the development of affordable housing, including Agoura Village and the Ladyface Mountain Specific Plan, and in the near future, select sites with

commercial (CRS) zoning. Through the use of funding sources and regulatory incentives, the City will encourage the production of affordable housing for the community's low and moderate income workforce and senior citizens.

Five-year Program Objective: *The City will identify and evaluate specific residential and commercial sites in non-hillside locations suitable for new senior and low and moderate income workforce housing. Within one year, the City will contact land/property owners regarding the City's interest in assisting in the development of senior and workforce housing, will conduct a developer's workshop to provide information on available regulatory and financial incentives, and will assist developers in applying for funds. The City will develop an Affordable Housing Brochure identifying available funding sources and regulatory incentives, and will post on the City's website, place copies at the City Hall kiosk and library, and provide copies to the local chapter of the BIA. The City will direct redevelopment set-aside and Housing Trust Fund monies to support in development of affordable housing, with a specific goal to achieve one senior and one affordable workforce housing project. Continue to participate with the Conejo Futures Foundation (comprised of municipalities and housing non-profits) to develop a coordinated approach to addressing housing needs.*

First-Time Homebuyer Programs

Homeownership prices in Agoura Hills are well above levels affordable to low and most moderate income households. The County offers several programs to assist first-time homebuyers. The goals under these programs are to provide mortgage financing assistance to low income and very low income first time homebuyers, and downpayment assistance to moderate income first time homebuyers.

9a. Countywide Affordable Homeownership Program (HOP)

This program provides homeownership opportunities to low-income households (at or below 80% MFI), including qualified Agoura Hills residents. The program provides loans secured by a second deed of trust which homebuyers may use to pay their downpayment and closing costs. Where appropriate, this program can be used in conjunction with new construction of ownership housing, as well as the Mortgage Credit Certificate Program.

Five-Year Program Objective: *Advertise the availability of the HOP through the County.*

9b. Lease-Purchase Program

The California Cities Home Ownership Authority (CCHOA) operates the Lease-Purchase Program. The program provides a 38 month home lease to a qualified household. CCHOA provides a 3 percent down payment and closing costs up to 4.125 percent of the home price. The qualified household pays one percent of the home price and the first lease payment. At the end of the 38 month lease, the household has the option to purchase the home.

Five-Year Program Objective: *Contact CCHOA and evaluate participation in the Lease-Purchase*

Program.

9c. Mortgage Credit Certificate (MCC)

As a means of further leveraging homeownership assistance, the City is eligible to participate in the Mortgage Credit Certificate (MCC) program administered by the County Community Development Commission (CDC). An MCC is a certificate awarded by the CDC authorizing the holder to take a federal income tax credit. A qualified applicant who is awarded an MCC may take an annual credit against federal income taxes of up to twenty percent of the annual interest paid on the applicant's mortgage. This allows more available income to qualify for a mortgage loan and to make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding.

***Five-Year Program Objective:** Contact the Community Development Commission to begin participation in the MCC program.*

10. Countywide Affordable Rental Housing Development Program

This program provides financial and technical assistance to acquire sites and develop affordable rental housing in unincorporated areas and in cities participating in the Urban County Program on a countywide basis using HOME and CDBG funds.

Financial assistance is provided in the form of "gap" financing, for both short term and long term financing. Housing development projects are required to have a minimum of 20 percent of units set aside for low-income households earning below 50 percent of the median family income; however, the County's policy is to provide the maximum number of affordable units suited to the development and the area. The County's housing development policy requires that conventional construction and/or permanent financing be incorporated into a project whenever possible. In addition, applications for Federal Low-Income Housing Tax Credits must be applied for wherever possible.

***Five-Year Program Objective:** Inform developers of the program availability to leverage local funds for development of affordable rental housing. Include program information in Affordable Housing Brochure (see Program #8), and distribute via City's website, City Hall kiosk, library, the BIA, and the Conejo Futures Foundation.*

11. Tax Exempt Multi-Family (Renters) Revenue Bond Program

This program provides below-market interest rate loans for construction and permanent financing to for-profit and non-profit developers of multi-family housing in which at least 20 percent of the total units are set aside for rental by households at or below 50 percent MFI. The City has one project originally developed with mortgage revenue bonds.

***Five-Year Program Objective:** Include program information in Affordable Housing Brochure.*

Adequate Housing Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. Both the General Plan and Zoning Ordinance dictate where housing may be located, thereby affecting the supply of land available for housing. While the City does have adequate land to accommodate its regional growth needs, much of the vacant land in Agoura Hills is subject to a variety of environmental, infrastructure and contractual constraints which preclude its development for residential uses.

12. Land Use Plans and Ordinances

The Land Use Element of the Agoura Hills General Plan designates more than two-thirds of the City's land inventory for residential uses. A variety of residential types are provided for in Agoura Hills, ranging from five acre lots to 25 units per acre, with higher densities achievable through the City's density bonus provisions. The Agoura Village Overlay provides for integration of two-stories of residential use above ground floor commercial along Agoura Road. The Ladyface Mountain Specific Plan provides for senior housing at Kanan and Agoura Roads. The CRS zone will provide a significant new opportunity for multi-family development.

***Five-Year Program Objective:** Implement the City's Land Use Plans, combined with affordable housing programs, to achieve a minimum of 77 dwelling units during the five year time frame of the Housing Element. Maintain a current inventory of available sites for residential development. Adopt the Agoura Village Specific Plan by 2002 which provides incentives for the inclusion of residential and mixed income development. Amend the zoning ordinance by late 2001 to conditionally permit high density residential in select CRS locations.*

13. Second Units

The City's zoning ordinance currently provides for second units in the RS, RM, and RMH zones; granny flats occupied by seniors are also permitted in the RL zone where the property is served by sanitary sewer. The City contains many large lots that can accommodate a second unit. The City recently reduced the parking standards for second units to one covered space per unit, removing a constraint to developing the units. The City will provide information to notify both developers and homeowners of the opportunity to add a second unit where feasible. The City will also revise the granny flat ordinance to provide consistency with current state law regarding age restrictions.

***Five-Year Program Objective:** As part of the City's Affordable Housing Borchure (program #8), provide information on the City's second unit standards, and promoting their development. Seek to achieve development of 25 units over the five-year period in the RS, RM, and RMH zones. Revise granny flat ordinance as appropriate.*

Remove Governmental and Other Constraints

Like all jurisdictions in California, Agoura Hills has governmental regulations that affect housing development. These include the charging of permit processing and development fees, adoption of the Uniform Building Code, and the establishing of processing times for tentative tract maps, and conditional use permits or variances. Under present State law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental constraints on housing development.

14. Expedite Project Review

A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. Periodic surveys conducted by the City indicate that local processing times are quite comparable to those experienced in neighboring communities. In addition, the City has fully implemented the provisions of AB884¹, as well as one-stop permit coordination, and continues to provide fast track permit processing for projects with an affordable component. Pre-application conferences are conducted on larger projects to provide applicants with early input on potential site concerns and any necessary studies. In order to process projects more expeditiously, the City has eliminated the CUP requirement for non-hillside projects.

***Five-Year Program Objective:** Continue to implement procedures for concurrent processing of residential projects, and priority processing for affordable housing. Modify the Low and Moderate Income Housing Permit to an administrative approval, rather than a Conditional Use Permit.*

¹ AB884 took effect on January 1, 1978 and limits processing time in most cases to 1 year, and requires agencies to specify the information needed to complete an acceptable application.

15. City Fee Reduction

The City has previously reduced its planning and development fees, and will continue to address ways in which fees can be reduced. The fees and assessments charged by cities contribute to the cost of housing and can constrain the development of affordable housing developments. The City provides for a 50% reduction in Zoning and Use Entitlement application fees for 100% affordable projects. In addition, fee reductions are identified as an eligible incentive under the Low and Moderate Income Housing Permit.

***Five-Year Program Objective:** Provide reduced fees, as appropriate, to encourage the development of affordable housing.*

Promoting Equal Housing Opportunities

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices.

16. Fair Housing Program

Fair Housing is a citywide program that provides assistance to Agoura Hills residents to settle disputes related to violations of local, State, and Federal housing laws. Also, Fair Housing provides an educational program concerning housing issues for tenants and landlords. Agoura Hills contracts with the Fair Housing Council of San Fernando for these services through the existing contract with the County of Los Angeles, for fair housing outreach and educational information and landlord/tenant dispute resolution.

***Five-Year Program Objective:** Continue to contract with the San Fernando Fair Housing Council to provide fair housing services and educational programs concerning fair housing issues. Assist in program outreach.*

**Table H-21
Housing Program Summary**

Housing Program	Program Objective	Program Action (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Conserve and Improve Affordable Housing Stock					
1. Housing Rehabilitation Loan Program	Rehabilitate owner-occupied housing units to address substandard conditions for low income households.	Provide grants and /or loans to lower and moderate- income homeowners . Disseminate program brochures at City Hall and in conjunction with code enforcement. Goal is to provide assistance to 10 households per year.	CDBG	City Community Development	Ongoing
2. Countywide HOME Rental Rehabilitation Loan	Improve housing units of existing rental property occupied by lower income tenants.	Promote availability of program in conjunction with code enforcement.	HOME	City Community Development & County Community Development	Beginning 2001
3. Section 8 Rental Assistance	Extend rental subsidies to very low income families and seniors.	Continue participation in program. Encourage rental property owners to list properties with Housing Authority.	HUD Section 8 Certificates and Vouchers	Los Angeles County Housing Authority	Ongoing
4. Code Compliance Inspection	Provide for detection and prevention of deterioration in residential areas.	Monitor housing conditions throughout the City and respond to complaints. Enforce UBC and Housing Code.	General Fund	City Building Safety Department	Ongoing
5. Condominium Conversion	Protect tenants in apartments proposed for conversion to condominium ownership	Implement City ordinance which requires relocation assistance and anti-discrimination in sale of units.	General Fund	City Community Development	Ongoing

Housing Program	Program Objective	Program Action (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Assist in the Development of Affordable Housing					
6. Inclusionary Housing Ordinance	Integrate affordable units within market rate developments	Continue implementation of ordinance, and direct Housing Trust Fund revenues towards production of affordable senior and workforce housing.	Developer Fees	City Community Development	Ongoing
7. Density Bonus/ Development Incentives Ordinance	Encourage development of housing for seniors, low income and large family households through the provision of density bonus incentives.	Eliminate CUP requirement. Develop informational handout on policy, inform residential development applicants, and make handout available throughout community.	General Fund; Set-Aside	City Community Development	Develop handout and eliminate CUP by 2001.
8. Senior and Workforce Housing Development	Facilitate the development of affordable housing through financial and regulatory assistance.	Evaluate sites, contact property owners, and conduct Developer's Workshop within one year. Provide financial/regulatory incentives and assist developers in applying for funds. Develop Affordable Housing Brochure and distribute throughout community.	Redevelopment Set-Aside, Housing Trust Fund; other sources	City Community Development	2001
9a. Countywide Affordable Homeownership Program (HOP)	Expand homeownership opportunities to low- (80% MFI) income first-time homebuyers	Advertise availability of HOP through County.	HOME	City Community Development & County Community Development	Ongoing
9b. Lease-to-Own Homeownership Program	Expand opportunities to lower and moderate (140% MFI) income first-time homebuyers	Contact CCHOA to evaluate participation in program.	Tax Exempt Bond issues; mortgage financing.	County; Joint Powers Authority	2001

Housing Program	Program Objective	Program Action (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
9c. Mortgage Credit Certificate	Assist homebuyers to purchase housing through federal income tax credits.	Contact County to initiate participation in program.	Federal Income Tax Credit	City Community Development & County Community Development	2001
10. Countywide Affordable Rental Housing Development Program	Provide financial and technical assistance to acquire sites and develop affordable rental housing.	Advertise program availability in Affordable Housing Brochure, and distribute throughout the community.	Federal Low-Income Housing Tax Credits	City Community Development & County Community Development	Develop brochure by 2001.
11. Tax Exempt Multi-Family (Renters) Revenue Bond Program	Provide assistance to for-profit and non-profit developers of multi-family housing.	Include program information in Affordable Housing Program brochure.	Multi-Family Revenue Bonds	City Community Development & County Community Development	Develop brochure by 2001.
Provision of Adequate Housing Sites					
12. Land Use Plans and Ordinances	Provide a range of residential development opportunities through appropriate land use designations.	Implement Land Use Plans to achieve regional housing need of 77 units. Maintain and distribute suitable sites inventory. Adopt Agoura Village Specific Plan to encourage mixed use. Revise zoning to conditionally allow residential in select CRS areas.	General Fund	City Community Development	Adopt Specific Plan by late 2002. Amend zoning ordinance by late 2001.
13. Second Units	Promote Second Units as a means of providing lower cost rental housing.	As part of Affordable Housing Brochure, include information on City's second unit standards. Seek to achieve development of 5 units per year in the RS, RM and RMH zones.	General Fund	City Community Development	Develop brochure by 2001.
Removal of Governmental Constraints					

Housing Program	Program Objective	Program Action (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
14. Expedite Project Review	To minimize the time required for project approvals, and provide fast track permit processing for projects with an affordable component.	Continue to implement procedures for concurrent processing of residential projects, and priority processing for affordable housing. Eliminate CUP requirement for Low and Moderate Income Housing Permit.	General Fund	City Community Development	Eliminate CUP by 2001.
15. City Fee Reduction	Provide reduced fees to facilitate development.	Provide reduced fees for 100% affordable projects, and projects seeking a Low and Moderate Income Housing Permit, as appropriate.	General Fund; Set-Aside	City Community Development	Ongoing
Equal Housing Opportunity					
16. Fair Housing Program	Assure unrestricted access to housing for all residents of the City.	Continue to contract with the San Fernando Fair Housing Council to provide fair housing services and educational programs concerning fair housing issues. Assist in program outreach.	CDBG	San Fernando Fair Housing Council; City Planning Division	Ongoing
2000-2005 Objectives: Housing Construction: 77 units (12 Very Low, 8 Low, 13 Moderate, and 44 Above-Moderate) Housing Rehabilitation: 50 households assisted (25 Very Low, 25 Low) Housing Conservation: 36 units (Oakridge Apartments rent discount to low income households)					

APPENDIX

Agoura Hills Housing Element 2000-2005



APPENDIX A HOUSING ELEMENT GLOSSARY

Accessory unit: A small, separate, self-contained unit located on the same lot as the principal structure.

Average, Two: The process of a two-unit unit of housing or planning unit, or a unit of housing or planning unit.

California Community Development: A property that is used for a purpose that is not a residential purpose, but is used for a residential purpose.

California Housing Element: A plan that is used for a purpose that is not a residential purpose, but is used for a residential purpose.

California Housing Element: A plan that is used for a purpose that is not a residential purpose, but is used for a residential purpose.

California Housing Element: A plan that is used for a purpose that is not a residential purpose, but is used for a residential purpose.

California Housing Element: A plan that is used for a purpose that is not a residential purpose, but is used for a residential purpose.

APPENDIX A

HOUSING ELEMENT GLOSSARY

California Housing Element: A plan that is used for a purpose that is not a residential purpose, but is used for a residential purpose.

California Housing Element: A plan that is used for a purpose that is not a residential purpose, but is used for a residential purpose.

California Housing Element: A plan that is used for a purpose that is not a residential purpose, but is used for a residential purpose.

California Housing Element: A plan that is used for a purpose that is not a residential purpose, but is used for a residential purpose.

California Housing Element: A plan that is used for a purpose that is not a residential purpose, but is used for a residential purpose.

APPENDIX A-HOUSING ELEMENT GLOSSARY

Acre: a unit of land measure equal to 43,560 square feet.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census : The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Entitlement City: A city, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME and ESG.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the

Section 8 Rental Program and many other HUD programs and are published annually by HUD.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2.0).

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Growth Management: Techniques used by a government to regulate the rate, amount, location and type of development.

HCD: The State Department of Housing and Community Development.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

HUD: See U. S. Department of Housing and Urban Development.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Large Household: A household with 5 or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond(MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Redevelopment Agency: California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax

increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households.

Regional Housing Needs Assessment (RHNA): The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Southern California Association of Governments (SCAG): The Southern California Association of Governments is a regional planning agency which encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment (RHNA).

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards contained in the State Housing Code (i.e. does not provide shelter, endangers the health, safety or

well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and for which the cost of rehabilitation is considered economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

APPENDIX B

IN-LIEU FEE ORDINANCE

IN-LIEU FEE ORDINANCE

IN-LIEU FEE ORDINANCE

Ordinance No. 00-303

A ZONING ORDINANCE AMENDMENT OF THE CITY OF
AGOURA HILLS AMENDING SECTION 9133 OF THE AGOURA HILLS
MUNICIPAL CODE REGARDING INCLUSIONARY HOUSING AND
ESTABLISHING AN IN LIEU FEE

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES ORDAIN AS
FOLLOWS:

Section 9133 of Division 6 (the Zoning Ordinance) of the Agoura Hills Municipal Code entitled, "Residential development; special standards" is hereby amended and shall read as follows (new language underlined; language to be deleted stricken over):

~~"9133. Residential development; special standards.~~

The following requirements shall apply to all residential developments, subject to the provisions of this section ~~9133~~:

- ~~A. In all residential developments with more than ten (10) dwelling units, at least fifteen (15) percent of all units in such project shall be made available to low- and moderate-income families. In determining the number of affordable units required, any fractional amount shall be disregarded.~~
- ~~B. Such affordable units shall be reserved for either low- or moderate-income families and shall be rented at a monthly rent not exceeding twenty-five (25) percent of the tenant's gross family income or sold at a cost not exceeding 275 percent of the area median income as defined in section 9120.9.I of the zoning ordinance.~~
- ~~C. All units established for low- and moderate-income families in compliance with this section shall be reserved for occupancy for low- and moderate-income families for a minimum of fifteen (15) years following issuance of the certificate of occupancy for such project.~~
- ~~D. The low- and moderate-income units required by this section shall be located within the project or at appropriate locations within the city and shall be comparable with the design or use of remaining units in terms of appearance, size, materials, and finished quality.~~
- ~~E. A written agreement shall be executed between the developer and the city which specifies the number, type, and location of affordable units; the formula for determining rental rates or sales price for all required affordable units; the method of providing proof of eligibility as a low- or moderate-income family, and such additional information as may be required by the city for the purpose of determining the developer's compliance with this section. Said agreement shall specify that the required units shall be reserved for and rented or sold to low- and moderate-income families and the terms of such agreement shall be fifteen~~

~~(15) years. The agreement shall be in a form acceptable to the city attorney and upon execution of the agreement, it shall be recorded with the office of the county recorder of Los Angeles County. A certificate of occupancy shall not be issued for a project subject to the provisions of this section of the zoning ordinance until the agreement required by this section is executed.~~

- F. ~~This section shall apply to all projects with more than ten (10) dwelling units which are or were subject to site plan review or other discretionary approval, including projects approved after June 12, 1985, which required, as a condition of approval, the execution of an agreement to make units available for low and moderate income families.~~

9133. Inclusionary housing; purpose.

- A. The City of Agoura Hills General Plan Housing Element sets forth goals, policies and programs to address the affordable housing needs of the City.
- B. The Housing Element provides for an Inclusionary Housing Program to address the provision of housing for low and moderate income households.
- C. The purpose of the Inclusionary Housing Program is to expand the affordable housing stock in proportion with the overall increase in residential units by establishing standards and procedures that encourage the development of low to moderate income housing.

9133.1 Inclusionary housing; definitions. The following definitions apply to terms used in sections 9133 to 9133.6:

- A. *Dwelling unit.* One or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with full cooking, sleeping, and bathroom facilities for the exclusive use of a single household.
- B. *Elderly household.* A household where the head of household is at least 62 years of age.
- C. *HUD.* The United State Department of Housing and Urban Development.
- D. *Inclusionary unit.* A dwelling unit which is affordable by a household with low or middle income.
- E. *Income eligibility.* The gross annual household income considering household size and number of dependents, income of all wage earners, elderly or disabled family members, and all other sources of household income.
- F. *In-Lieu fee.* A fee paid to the City by a developer in-lieu of providing the required inclusionary units.

- G. Market rate unit. A dwelling unit as to which the rental rate is not restricted by this Chapter.
- H. Maximum affordable housing cost. Defined by Health and Safety Code section 50052.5 as the following for moderate (120% area median income) income households: 1) Rental - 30% of 110% of area median income, adjusted for household size; 2) Ownership - 35% of 110% of area median income, adjusted for household size. As Agoura Hills income targeting under the inclusionary housing program is for middle (100% area median income) rather than moderate income households, the above affordable housing cost definitions are adjusted downwards accordingly from 110% to 90% of area median income.
- I. "Middle" and "low" income levels. Determined periodically by the City based on the United States Department of Housing and Urban Development (HUD) estimate of median income in the Los Angeles-Long Beach Primary Metropolitan Statistical Area. The two major income categories are: middle income (81% to 100% of the area median) and "low-income" (80% or less of the area median). State law also defines "moderate" income as between 81% and 120% of the area median. Further adjustment shall be made by household size as established by the City. The Planning Department shall make available a list of middle and low income levels as adjusted, which list shall be updated periodically by the City and filed with the City Clerk.
- J. Off-site construction. Erection of low or middle income housing units on land other than that on which the developer intends to place a project within the City of Agoura Hills.
- K. Project. A residential development or land subdivision proposal for which City permits and approvals are sought.

9133.2 Applicability.

- A. In all residential developments with more than ten (10) dwelling units, at least fifteen (15) percent of all units in such projects shall be made available to low and middle income households. In determining the number of affordable units, any fractional amount shall be disregarded.
- B. The requirements of this section may alternatively be satisfied at the Planning Commission's discretion by off-site development of required units pursuant to Section 9133.3, or an in-lieu fee payment pursuant to the provision of 9133.4. Where provision of affordable units on-site is determined to be economically infeasible, off-site mitigation is the preferred alternative to paying an in-lieu fee. If neither on-site or off-site mitigation is feasible, an in-lieu housing fee will be collected.
- C. This section shall apply to all projects with more than ten (10) dwelling units which are or were subject to site plan review or other discretionary approval, including projects

approved after June 12, 1985, which required, as a condition of approval, the execution of an agreement to make units available to low and middle/moderate income families.

9133.3 Standards.

- A. Affordable inclusionary units shall be reserved for either low or middle income households, and shall be provided at affordable housing cost, as defined by Health and Safety Code section 50052.5. For rental housing, affordable housing cost shall not exceed thirty (30) percent of 90% of area median income adjusted for family size appropriate for the unit. For ownership housing, affordable housing cost shall not exceed 35 percent of 90% of the area median income adjusted for family size appropriate for the unit. The City shall on an annual basis set the maximum allowable rents and sales prices for inclusionary units, adjusted by the number of bedrooms.
- B. All units established for low and middle income households in compliance with this section shall be reserved for occupancy by low and middle income households for a minimum of fifteen (15) years following issuance of the certificate of occupancy for such project.
- C. All affordable units in a project or phases of a project shall be constructed concurrently with or prior to construction of market rate units.
- D. All affordable units shall be reasonably dispersed throughout the project unless approval for an off-site location has been granted. The affordable units shall contain on the average the same number of bedrooms as the market rate units in the project. The materials and finished quality of the affordable units shall be comparable with the market rate units.
- E. Where on-site provision of inclusionary units are deemed economically infeasible, units may be provided at another location in the city's jurisdiction at the Planning Commission's discretion. Any such off-site inclusionary units shall be completed prior to the issuance of a Certificate of Occupancy for the market rate housing development. The occupancy and rents of any such off-site units shall be governed by the terms of a deed restriction similar to that used for on-site inclusionary units.

9133.4 In-Lieu fees.

- A. Whenever the City requires as a condition of approval of a market-rate housing development that the development include inclusionary units, the first priority will be to provide units on-site. Where provision of affordable units on-site is determined to be economically infeasible, off-site mitigation is the preferred alternative to paying an in-lieu fee. If neither on-site or off-site mitigation is feasible, the Planning Commission may grant the developer the option of paying a fee to the City in lieu of providing such on-site or off-site inclusionary units in accordance with the provisions of this section. For any such project that received final discretionary approval of density prior to the effective date of this Ordinance the developer shall have the option of providing the required inclusionary units on-site, off-site, or paying the applicable in-lieu fee without further consideration by

the Planning Commission. In the event that amendments would have the effect of changing the number of residential units to be constructed, the foregoing exception shall not apply and the Planning Commission shall consider the provision of inclusionary units.

- B. The amount of the fee pursuant to this section shall be determined as follows: a) Single-family, Condominium and Townhome developments - \$6,277 per unit for all project units; and b) Apartments - \$4,541 for all project units.
- C. Any fee required pursuant to section 9133.4 shall be adjusted for inflation by the percentage change in the Consumer Price Index (CPI) between the date of adoption of this Chapter through the month in which payment is made. For purposes of this Section, CPI shall mean the index for Urban Wage Earners and Clerical Workers for All Items of the Los Angeles/ Long Beach/Anaheim statistical area, as published by the United States Department of Labor, Bureau of Labor Statistics.
- D. Any fee required pursuant to section 9133.4 shall be paid in full before a Certificate of Occupancy is issued for any unit in the housing project.
- E. The in lieu fees collected shall be deposited in an Affordable Housing Trust Fund to be used exclusively for the development or maintenance of housing affordable to low- to moderate income households.
- F. This Section shall not apply to any housing development in which a density bonus has been given pursuant to Government Code Section 65915.

9133.5 Eligibility requirements.

- A. Only low- and middle-income households shall be eligible to occupy inclusionary units. The City may establish administrative guidelines for determining household income, minimum and maximum occupancy standards and other compatible eligibility criteria.
- B. The following individuals, by virtue of their position or relationship, are ineligible to occupy an affordable unit:
 - (1) All employees and officials of the City of Agoura Hills or its agencies, authorities, or commissions who have, by the authority of their position, policy-making authority or influence affecting City housing programs.
 - (2) The immediate relatives, employees, or other persons gaining significant economic benefit for a direct business association with public employees or officials.
 - (3) The immediate relatives of the applicant or owner, including spouse, children, parents, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, aunt, uncle, niece, nephew, sister-in-law, and brother-in-law.

C. In setting priorities among eligible households, first priority shall be given to Agoura Hills residents, second priority to persons employed in Agoura Hills and third priority to other persons.

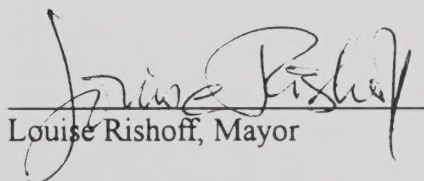
9133.6 Deed Restrictions.

A written agreement shall be executed between the developer and the City which specifies the number, type, and location of affordable units; the formula for determining rental rates or sales price of all required affordable units; the method of providing proof of eligibility as a low- or middle-income household, and such additional information as may be required by the City for the purpose of determining the developer's compliance with this section. Said agreement shall specify that the required units shall be reserved for and rented or sold to low- and middle-income households and the term of such agreement shall be fifteen (15) years. The agreement shall be in a form acceptable to the City attorney and upon execution of the agreement, it shall be recorded with the office of the county recorder of Los Angeles County. A certificate of occupancy shall not be issued for a project subject to the provisions of this section of the zoning ordinance until the agreement required by this section is executed."

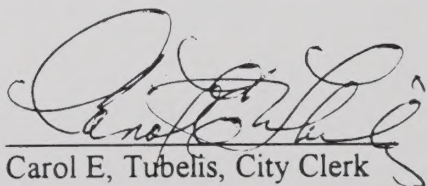
CEQA Findings: The adoption of this ordinance will not change the permitted density or intensity of development previously studied in the City's General Plan EIR. It can be seen with certainty that adoption of this ordinance will not create new environmental impacts not previously identified. On that basis, the City has prepared an addendum to the previously-certified EIR which is hereby adopted.

PASSED APPROVED AND ADOPTED this 13th day of September, 2000, by the following vote to wit:

AYES: Rishoff, Corridori, Reinhardt, and Weber
NOES: Kuperberg
ABSENT: None
ABSTAIN: None


Louise Rishoff, Mayor

ATTEST:


Carol E. Tubelis, City Clerk

APPENDIX C SERVICE PROVIDERS

Bureau of Criminal Control and Management
1000 Millerton Drive
Fairfield, CA 94534

California Criminal Justice
(415) 778-1234

California Criminal Justice
(415) 778-1234

California Criminal Justice
(415) 778-1234

California Criminal Justice
(415) 778-1234

California Criminal Justice
(415) 778-1234

California Criminal Justice
(415) 778-1234

APPENDIX C

SERVICE PROVIDERS

California Criminal Justice
(415) 778-1234

California Criminal Justice
(415) 778-1234

California Criminal Justice
(415) 778-1234

California Criminal Justice
(415) 778-1234

California Criminal Justice
(415) 778-1234

APPENDIX C-SERVICE PROVIDERS

Human Services Center-City of Thousand Oaks
80 E. Hillcrest Drive
Thousand Oaks, CA 91360

Catholic Charities Oasis
(805) 373-1256

Community Conscience
(805) 494-4357

Conejo Youth Employment Services
(805) 496-6868

Free Clinic of Thousand Oaks
(805) 497-3575

Hospice of the Conejo
(805) 495-2145

Jewish Federation Council of Greater Los Angeles
(805) 496-2649

Lutheran Social Services of Central Coast
(805) 497-6207

Senior Concerns Thrift Shop
(805) 373-0504

Treasure Oaks Estate Management
(805) 373-0504

Under One Roof
(805) 494-3543

Youth Employment Services of Ventura County
(805) 496-6868



San Francisco
California

January 11, 2011

Mr. Dave Adams, City Manager
City of Alameda Hills
1000 Alameda Hills Drive
Alameda Hills, California 94501

Dear Mr. Adams:

Re: The City of Alameda Hills' proposed Housing Element.

Thank you for submitting the City of Alameda Hills' proposed Housing Element to the Office of Housing Policy Development. The City's proposed Housing Element is a well-written document that provides a clear and concise overview of the City's housing needs and goals. We appreciate the City's commitment to addressing its housing needs and its commitment to the community. We will be reviewing the City's proposed Housing Element and will provide feedback to the City as soon as possible.

APPENDIX D

STATE CERTIFIED LETTER

The attached Housing Element is a well-written document that provides a clear and concise overview of the City's housing needs and goals. We appreciate the City's commitment to addressing its housing needs and its commitment to the community. We will be reviewing the City's proposed Housing Element and will provide feedback to the City as soon as possible.

The attached Housing Element is a well-written document that provides a clear and concise overview of the City's housing needs and goals. We appreciate the City's commitment to addressing its housing needs and its commitment to the community. We will be reviewing the City's proposed Housing Element and will provide feedback to the City as soon as possible.

We will be reviewing the City's proposed Housing Element and will provide feedback to the City as soon as possible. We will be reviewing the City's proposed Housing Element and will provide feedback to the City as soon as possible.

Division of Housing Policy Development

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
www.hcd.ca.gov
(916) 323-3176 / FAX: (916) 327-2643



Cc: Council
Mike K

October 11, 2001

Mr. Dave Adams, City Manager
City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, California 91301

Dear Mr. Adams:

RE: Review of the City of Agoura Hills Adopted Housing Element

Thank you for submitting the City of Agoura Hills' adopted housing element received for our review on July 13, 2001. As you are aware, this Department is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h). A telephone conversation with Ms. Karen Warner, of Cotton, Bridges, and Associates, the City's Consultant, facilitated the review.

The adopted housing element adequately addresses the statutory requirements described in our March 28, 2001 review. We are therefore pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). We commend the City for identifying additional sites through the Agoura Village Overlay District and for its commitment to revise the zoning code to allow residential uses in specified commercial areas by the end of this year. These efforts allow the City to meet critical housing needs while maximizing existing land resources, revitalizing communities and improving the quality of life for all residents. We encourage the City to continue these critical efforts especially its new programs to facilitate the development of workforce housing.

We encourage the City to review the requirements of the Jobs-Housing Balance Improvement Program (enclosed) that provides grants to local governments that increase housing supply and have a housing element in compliance with State law. Funds from this Program can be used for any project, service, or other local need determined to be in the community's best interest, such as neighborhood park facilities, bike paths and community centers.

We wish the City continued success in implementing its housing element. We look forward to receiving the annual general plan implementation reports pursuant to Government Code 65400. If we can be of assistance in the implementation of your housing program or if you have any questions, please feel free to contact Paul Dirksen Jr., of our staff, at (916) 445-5307.

U.C. BERKELEY LIBRARIES



C101694388

